

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$133,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF May, 2011

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1/9/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fawn & Jason Teska 4270 Nepal Drive Hermitage, TN 37076	CMCO Mortgage, LLC 7851 Freeway Cir. Middlesburg Heights, OH 44130	Map 075 06 0 090.00 Parcel

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Everet W. Wilkerson, Married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Fawn Teska and husband, Jason Teska

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 323 on the plan of Hermitage Estates, Section 2, as shown on Plat of record in Book 3700, page 23, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Beginning at a point in the curving northwesterly margin of Nepal Drive, the common corner of Lots Nos. 322 and 323, and runs back 128.35 feet in a northwestwardly direction along the common line between said lots to a point, a common intersecting corner of lots nos. 322, 323 and 324; thence 128.7 feet in a northeastwardly direction along the common line between lots 323 and 324 to a point in the curving southwesterly margin of Monoco Drive; thence 120.26 feet in a southeastwardly direction along said margin of said Drive to a point, the beginning of a curve; thence 39.27 feet in a southwardly direction around said curve to point in the curving northwesterly margin of Nepal Drive, thence 83.25 feet in a southwestwardly direction along said margin of said Drive to the point of beginning.

Being the same property conveyed to Everet W. Wilkerson, married by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated July 26, 2010 of record in Instrument Number 20100728-0059037, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3924, Page 25, Amended Book 3952, Page 881, Register's Office for Davidson County, Tennessee.
3) Property is subject to a Surveyor's Certificate of Correction in Book 4152, Page 618, said Register's Office.
4) 2011 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record:

This is improvedproperty known as: **4270 Nepal Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 27th day of May, 2011.

Everet W. Wilkerson

BILL GARRETT, Davidson County
Trans:T20110032075 DEEDWARR
Recvd: 05/31/11 12:00 2 pgs
Fees:13.00 Taxes:492.10

20110531-0041238

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Everet W. Wilkerson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2011.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076