WARRANTY DEED

R-VRES-11-1404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,500.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-01-14

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elin M. Henningsson	Wells Fargo Home Mortgage	
1404 Douglas Avenue (ADDRESS)	10401 Deerwood Park Drive (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256-0505 (CITY) (STATE) (ZIP)	72-14-197.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DWIGHT WILLIAMS AND WIFE SHANDRY WILLIAMS, FKA SHANDRY DAVIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIN M. HENNINGSSON AND MATTHEW B. NEAL, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING PARTS OF LOTS NO. 34 AND 35 IN H. M. DOAK'S SUBDIVISION, IN THE OLD 18TH DISTRICT, NOW THE 11TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS NO. 34 AND 35 ADJOIN AND FRONT TOGETHER ON THE SOUTHERLY SIDE OF DOUGLAS AVENUE 43 FEET 6 INCHES AND RUN BACK 174 FEET, MORE OR LESS, TO AN ALLEY AND SHOWS A FRONTAGE PF 44 FEET 4 INCHES ON SAID ALLEY. SAID PART OF LOT NO. 34 FRONTS 13 FEET 4 INCHES ON THE SOUTHERLY SIDE OF DOUGLAS AVENUE AND FRONTS 11 FEET ON SAID ALLEY, SAID PART OF LOT NO. 35 FRONTS 30 FEET, 2 INCHES ON THE SOUTHERLY SIDE OF DOUGLAS AVENUE AND SHOWS 33 FEET 4 INCHES ON SAID ALLEY, THE SAID PART OF LOT NO. 34 IS THE WESTERLY PART OF SAID LOT AND THE SAID PART OF LOT NO. 35 IS THE EASTERLY PART OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DEWIGHT WILLIAMS AND SHANDRY DAVIS, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM BRIAN COPELAND, UNMARRIED, RECORDED ON THE 3RD DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040303-0024043, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID SHANDRY DAVIS HAVING SINCE MARRIED AND NOW BEING KNOWN AS SHANDRY WILLIAMS.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 22; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1404 Douglas Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110033120 DEEDWARR
Recvd: 06/03/11 09:51 2 pgs
Fees:13.00 Taxes:908.35
20110603-0042527

Witness my/our hand(s) this 24th day of May, 2011.

Dwight Williams

Shandry Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwight Williams and Shandry Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of May, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903