WARRANTY DEED

R-CBB-11-1515

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 10·16·11 (AFFIX SEAL)

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
Blake McEntyre	SUNTRUST MORTGAGE, INC.	
1515 Golf Street	(NAME) 401 COMMERCE ST., SUITE 6100	
(ADDRESS) Nashville, TN 37216	(ADDRESS) NASHVILLE, TN 37219	72-4-168.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JAMES WETSELL AND WIFE, MARY K. WETSELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BLAKE MCENTYRE , UNMARRIED, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE SOUTHERLY 70.0 FEET OF THE WESTERLY PART OF LOT NO. 13 OF BLOCK "A" ON THE PLAN OF INGLEWOOD TERRACE OF RECORD IN PLAT BOOK 1130, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 13 FRONTS 70.0 FEET ON THE EASTERLY MARGIN OF GOLF STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 150.0 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JAMES WETSELL AND WIFE, MARY K. WETSELL BY WARRANTY DEED FROM D. MICHELLE SIMMS, A SINGLE PERSON, RECORDED ON THE 2ND DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050302-0023125, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 1; BOOK 4191, PAGE 439; 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 1515 Golf Street, Nashville, Tennessee 37216
(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:T20110039167 DEEDWARR
Recvd: 06/30/11 10:18 2 pgs
Fees:13.00 Taxes:536.50
20110630-0050044

Witness my/our hand(s) this 23rd day of June, 2011.

James Wetsell

Mary K. Wetsell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Wetsell and Mary K. Wetsell, 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 23rd day of June, 2011.

Notary Public

My Commission Expires: 10-16-

(SEAL)



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