BILL GARRETT, Davidson County
Trans:T20110040550 DEEDWARR
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Fees:13.00 Taxes:666.00
20110706-0051816

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. ACW-AV-11-2229

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

AMANDA VAUGHN — State of Tennessee — Notary Public — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Duerr and wife, Marcia L. Davies	Cendera Funding, Inc.	~~007000070000~~ 7-217.00
	(NAME)	
2229 Tinnin Road	1616 Westgate Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kevin Lee Wilson and wife, Lisa Erin Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott A. Duerr and wife, Marcia L. Davies, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract #1: Beginning at an iron rod (old) in the Westerly margin of Tinnin Road, 25' off centerline, being the Southeast corner of this tract. Also being the Northeast corner of James Oldham, Book 4793, Page 50 R.O.D.C., TN. Thence with Oldham, S 59 deg. 43' 17" W 781.54' to an iron rod (old) at the base of an old Maple Tree. Said point being the Northwest corner of Oldham and the Northeast corner of Danny Bowman, Book 4803, page 845 R.O.D.C. TN. Thence with Bowman, S 89 deg. 38' 13" W 649.53' to an iron rod (old). Said rod being the Northwest corner of Bowman and the Northeast corner of Goodlettsville Church of Christ. Thence with church property the next 3 calls. S 89 deg. 13' 22" W 422.90' to an iron rod (old), N 89 deg. 21' 39" W 100.06' to an old maple tree, S 85 deg. 45' 52" W 615.55' to an iron rod (old). Said rod being the Southwest corner of this tract and the Northwest corner of Goodlettsville Church of Christ and being the Easterly property line of Robert Robinson Book 4044, page 631 R.O.D.C., TN. Thence with the Easterly line of Robinson, N 07 deg. 13' 05" E 166.90' to an iron rod (new). The Northwest corner of this tract, thence leaving Robinson's Easterly line, with tract #2, S 82 deg. 30' 43" E 699.51' to an iron rod (new). Thence, N 89 deg.13' 22" E 423.01 to an iron rod (new). Thence, N 89 deg. 38' 13" E 449.41 feet to an iron rod (new). Thence, N 58 deg. 16' 32" E 981.85' to an iron rod (new) in the Westerly margin of Tinnin Road. Said rod lying 19' off centerline of Tinnin Road. Being the Northwest corner of this tract. Thence with the Westerly margin of Tinnin Road, a curve to the right , having a radius of 1752.33', arc length of 156.27', chord bearing S 14 deg. 54' 27" E, and a chord distance of 156.22 ' to the point of beginning.

Being the same property conveyed to Kevin Lee Wilson and wife, Lisa Erin Wilson, by deed from Donald Lanius, dated 07/08/05 and recorded 07/13/05 by Instrument No. 20050713-0081130, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2229 Tinnin Road, Goodlettsville, TN 37072
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 1st day of July, 2011.

Kevin Lee Wilson

Lisa Erin Wilson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Lee Wilson and wife, Lisa Erin Wilson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203