Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/27/11 09:23 4 pgs
Fees:23.00 Taxes:962.00
20110727-0057314

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2011.

Notary Public
My commission expires: Jan 27, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

07-1107-84517

Address of New Owner:	Send Tax Bills to:	Tax Information
Douglas C. Wonder 641 Old Hickory Blvd., #115 Brentwood TN 37027	Cucorp, Inc. 1400 8th Ave S. Nashville, TN 37203	171-03-0-B-059

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terry Susan Campbell Chuculate and Patricia Gayle Campbell Bruce, both Individually as devisees under the Last Will & Testament of Maggie P. O'Neal, deceased, and Lou P. Campbell and Patricia Gayle Campbell Bruce, as Co-Executrixes of the Estate of Maggie P. O'Neal, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Douglas C. Wonder and Betty G. Hobbe, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit No. 92, on the Plan of Townhomes of Fredericksburg, Revised Phase One, Section One, of record in Book 9700, Page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maggie P. O'Neal by deed from Frank R. Merhoff and wife, Glenda D. Merhoff, dated July 8, 1998, recorded July 10, 1998, in Book 11015, Page 746, Register's Office for Davidson County, Tennessee. Maggie P. O'Neal having since died on April 11. 2011, her estate being probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-802. Her Last Will and Testament having devised her real estate to Terry Susan Campbell Chuculate and Patricia Gayle Campbell Bruce and appoints Lou P. Campbell and Patricia Gayle Campbell Bruce as Co-Executrixes of the Estate of Maggie P. O'Neal, deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 641 Old Hickory Blvd., #115, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 26th day of July, 2011.

Terry Susan Campbell Chuculate

Patricia Gayle Campbell Bruce, Individually
and as Co-Executrix of the Estate of
Maggie P. O'Neal, deceased

Lou P. Campbell
Lou P. Campbell, Co-Executrix of the Estate
Of Maggie P. O'Neal, deceased

STATE OF Arkansas Arkansas

COUNTY OF Sebastian Sebastian

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Susan Campbell Chuculate with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Sebastian Co Sebastian Co Fort Smith Fort Smith, Ar Ar Ar, this 22 day of July, 2011.

Lisa G. Smith
Notary Public - Arkansas
Sebastian County
#12360981
My Commission Exp. 02-19-2019

Lisa G Smith
Notary Public
Lisa G. Smith

My Commission expires
02-19-2019
(Affix Seal)
2-19-2019.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Gayle Campbell Bruce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16 day of July, 2011.

Deborah K. Devine
Notary Public at Large

My Commission expires
11-7-2012

DEBORAH K. DEVINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Gayle Campbell Bruce, Co-Executrix of the Estate of Maggie P. O'Neal, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in NASHVILLE, TN, this 16 day of July, 2011.

Deborah K. Devine
Notary Public

My Commission expires
11-7-2012
(Affix Seal)

DEBORAH K. DEVINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Ohio

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lou P. Campbell, Co-Executrix of the Estate of Maggie P. O'Neal, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Cincinnati, OH, this 21st day of July, 2011.

Notary Public

My Commission expires
2/21/16
(Affix Seal)

NOTARIAL SEAL
STATE OF OHIO

JAMIE L FLANNERY
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 2-21-16

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

