BILL GARRETT, Davidson County
Trans:T20110055329 DEEDWARR
Recvd: 09/07/11 11:22 3 pgs
Fees:18.00 Taxes:1110.00

20110907-0069207

BOX 30-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
677102 LATINA
Joy Frisch-Schmoll

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Wilkerson (NAME)	New Owner (NAME)	083-10-48
415 N 17th St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, John J. Latina, Jr. and Christina Latina, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said David Wilkerson and wife, Janie Wilkerson the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 300,000.00

Affiant Nancy Enoch

Subscribed and sworn to before me this the 29th day of August 2011

Notary Public Janice H. Collins

My commission expires: 9-8-13 (Affix Seal)

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 415 N. 17th Street, Nashville, TN 37206
improved (Ø)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 9th day of August, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John J. Latina, Jr.

Christina Latina

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, Janice H. Collins, a Notary Public in and for said County and State, John J. Latina, Jr., the within named bargainor married (fill in marital status), with whom I am personally acquainted (or 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 9th day of August, 2011.

Janice H. Collins
Notary Public
My Commission Expires: 9-8-13

(This area for official notarial seal)

JANICE H. COLLINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, Janice H. Collins, a Notary Public in and for said County and State, Christina Latina, the within named bargainor married (fill in marital status), 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 for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2011.

Janice H. Collins
Notary Public
My Commission Expires: 9-8-13

(This area for official notarial seal)

JANICE H. COLLINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

FRS File No.: 677102 Customer File No.: LATINA John J. Latina, Jr.

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot Nos. 181 and 182 on the Map of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John J. Latina, Jr., a single man by deed from Virage LLC, a Tennessee limited liability company of record in Instrument 20091102-0100922, Register's Office for Davidson County, Tennessee, dated October 30, 2009.

Being the same property conveyed to Virage LLC by deed from John Hunt, an unmarried man of record in Instrument 20090630-0060675, Register's Office for Davidson County, Tennessee, dated June 26, 2009.