PREPARED BY (AND RETURN TO):

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20110055497 DEEDWARR
Recvd: 09/07/11 14:33 3 pgs
Fees:18.00 Taxes:2086.80
20110907-0069411

W & I Ref:(DM) Title No: 50989
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicole R. Maynard Jason H. Maynard 9 Lexington Green Nashville, Tennessee 37215	JP Morgan Chase Bank, N.A. P.O. Box 78420 Phoenix, AZ 85062-8420

TAX MAP-PARCEL NUMBERS: 131010J01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$564,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Wendel , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicole R. Maynard and Jason H. Maynard, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Lexington Green of record in Book 6900, page 198, corrected in Book 7501, page 786, amended in Book 7552, page 71, Register's Office for said County.

Said Lot No. 13, which is a corner lot, fronts 85.03 feet on the easterly margin of Lexington Green and fronts 67.53 feet on the southerly margin of Hobbs Road, said frontages being joined by a curve having a length of 39.24 feet, and extends back 110.09 feet on the easterly line and 92.50 feet on the southerly line to a point of intersection.

Being the same property conveyed to Jason Wendel by Warranty Deed from Richard L. Cooper and Kathleen C. Fowler, both unmarried, dated March 15, 2004 and recorded on March 16, 2004, of record in Doc. No. 20040316-0029866 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 198, corrected in Book 7501, page 786, corrected in Book 7552, page 71, said Register's Office, which Plan shows a designated building envelope and 10 foot easement for public utility and drainage purposes along the easterly line, a 10 foot public utility easement along the front line, together with a 20 foot landscape easement along the northerly line; The Declaration of Covenants, Conditions and Restrictions of record in Book 7118, page 21, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 9 Lexington Green, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2011.

X _____ _____

Jason Wendel

State of TENNESSEE
County of DAVIDSON

On this 31st day of August, 2011 , before me the undersigned authority, personally appeared Jason Wendel , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

_____
Notary

see attached

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $564,000.00

_____
Affiant

Sworn and subscribed before me this the 31st day of August, 2011

_____
Notary Public

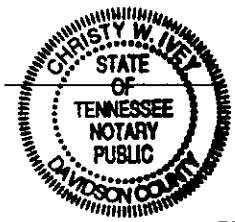
My Commission Expires: 1-9-17

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

On this 31st day of August, 2011, before me the undersigned authority, personally appeared Jason Wendel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

MY COMMISSION EXPIRES:
March 3, 2015

Notary