BILL GARRETT, Davidson County
Trans:T20110058573 DEEDWARR
Recvd: 09/21/11 10:08 2 pgs
Fees:13.00 Taxes:481.00
20110921-0073036

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 16th day of September, 2011.

Notary Public
My commission expires: 9-2-2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1108-74372

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Nault 3153-3155 McGavock Pike #3155 Nashville, TN 37214	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	84-08-0-049

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, Allan Carner Wendt, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Nault*, 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:

*, a single person

Land in Davidson County, Tennessee, being Lot No. 202, on the plan of Section Seven, Lincoya Hills, of record in Book 2331, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 202 fronts 115 feet on the Easterly side of McGavock Pike and extends back 185.0 feet on the Northerly line and 150.00 feet on the Southerly line to a broken rear line which measures 163.8 feet thereon.

Being the same property conveyed to Allan Carner Wendt, unmarried by Deed from James Gleaves and wife, Margaret S. Gleaves dated December 27, 1996 and recorded January 3, 1997 in Book 10310, Page 196, Register's Office for Davidson County, Tennessee.

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.

Laura Wendt, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 3153-3155 McGavock Pike, Nashville, TN 37214.

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.

AW

WITNESS my hand this 16th day of September, 2011.

Allan Carner Wendt

Allan Carner Wendt

Laura Wendt

Laura Wendt

STATE OF GEORGIA
COUNTY OF Fulton

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

Witness my hand in Fulton, ~~TN~~ GA, this 16 day of September, 2011.

Notary Public

My Commission expires
12/14/2014

AMARA TOURE
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES
DECEMBER 14, 2014