Return To:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110059518 DEEDWARR
Recvd: 09/26/11 10:57 2 pgs
Fees:13.00 Taxes:832.50
20110926-0074184

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***225,000.00.

Affiant

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

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
David Zdeb 1413 Douglas Avenue Nashville, Tennessee 37206	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, Michigan 48226	MAP 072-14-0 PARCEL 191.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($***225,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Douglas T. Wilkening, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto David Zdeb, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southwesterly part of Lot No, 41 on the Plan of H. M. Doak's Subdivision of record in Book 332, page 22, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers, Surveyors, March 9, 1956, as follows:

Beginning on the northerly margin of Douglas Avenue and the corner of Lots 40 and 41; thence with the line between said two lots, north 3° 00' east, 200.3 feet to the southwest corner of the property conveyed to Ethel Hunter by deed from Mary B. Griffith, et al, of record in Book 2543, page 482, Register's Office for Davidson County, Tennessee; thence with said Hunter's southern boundary line north 84° 10' east, 51 feet, more or less, to a point in the western boundary line of the property conveyed to Henry A. Dillon and wife, Bertie S. Dillon by deed from Mary T. Harden, et al, of record in Book 1417, page 675, Register's Office for Davidson County, Tennessee; thence with said Dillon's western boundary line southwardly 210 feet, more or less, to the northerly margin of Douglas Avenue; thence with the same westwardly 50 feet to the beginning.

Being the same property conveyed to Douglas T. Wilkening, unmarried, by Warranty Deed dated August 26, 2002, from James Edward Underwood, as successor in interest to ACU I, LLC of record in Instrument Number 20020829-0104998 in the Register's Office for Davidson County, Tennessee.

Janelle Wilkening, spouse of Douglas T. Wilkening, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest

This is improved property known as 1413 Douglas Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of H.M. Doak's Subdivision of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 16th day of September, 2011.

Douglas T. Wilkening

Janelle Wilkening

By: Douglas T. Wilkening
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas T. Wilkening, the bargainor, 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 and official seal this 16th day of September, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Douglas T. Wilkening, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Janelle Wilkening and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Janelle Wilkening. (Inst. #)

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

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY