03

Realty Title

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11809

BILL GARRETT, Davidson County
Trans:T20120000313 DEEDWARR
Recvd: 01/03/12 14:06 2 pgs
Fees:13.00 Taxes:772.01
20120103-0000387

Send Tax Bills To:
FARMINGTON FINANCIAL GROUP, LLC
1912 21ST AVENUE
NASHVILLE, TN 37212

New Owner is:
Mark A. Wutka
104 37th Avenue
Nashville, TN 37209

MAP: 104-05-0

PARCEL: 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **BJ Investments, LLC** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark A. Wutka and Mary L. McKinney, tenants in common with right of survivorship**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **104 37th Avenue, Nashville, TN 37209**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Tract 1:
Land in Davidson County, being Lot No. 156 on the Plan of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.

Said Lot No. 156 fronts 50 feet on the easterly side of 37th Avenue North and runs back between parallel lines, with the northerly margin of an alley, 200 feet to an alley in the rear.

Being the same property conveyed to BJ Investments, LLC, by Special Warranty Deed of record in Instrument Number 20110418-0029620, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of December, 2011.

GRANTOR(S):

BJ INVESTMENTS, LLC

BJ Investments By: Jim W. Jacobs Member

BY: JIM W. JACOBS, MEMBER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jim W. Jacobs,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Member** of the **BJ Investments, LLC** the within named bargainor, and that he/she as such **Member**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of December, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$208,650.00**.

AFFIANT

SWORN TO and subscribed before me this 15th day of December, 2011.

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Rachelle Caudill
NOTARY PUBLIC
My commission expires: 9/22/14