WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Cari Tiesl
Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2012.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-VRES-12-1401

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Whipple	First Bank	
1401 Hemlock Avenue (ADDRESS)	2021 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	62-13-79.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CINDY MARIE SHAW, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CURTIS WHIPPLE, ~~MARRIED,~~ hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: and Connie Whipple husband and wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF GEORGE I. WADDY'S RIVER BLUFF SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO CINDY MARIE SHAW BY DEED FROM G. LYNN DAVIS OF RECORD IN INSTRUMENT NUMBER 20101027-0085833, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 25, 2010.

BEING THE SAME PROPERTY CONVEYED TO G. LYNN DAVIS BY QUITCLAIM DEED FROM VINTAGE REAL ESTATE, LLC, DATED 4/5/10 AND RECORDED 4/13/2010 IN INSTRUMENT NUMBER 20100413-0027814; AND THE SAME PROPERTY CONVEYED TO VINTAGE REAL ESTATE, LLC BY WARRANTY DEED FROM DAVID CLEVELAND YARNELL AND WIFE, SUSIE N. YARNELL, DATED 12/14/2007 AND RECORDED DECEMBER 17, 2007 IN INSTRUMENT NUMBER 20071217-0144339, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE 101; INST. NO. 20110418-0029516; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 1401 Hemlock Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120015883 DEEDWARR
Recvd: 03/05/12 09:42 2 pgs
Fees:13.00 Taxes:1476.30
20120305-0018865

Witness my/our hand(s) this 29th day of February, 2012.

Cindy Marie Shaw

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy Marie Shaw, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of February, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903