WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

R-VRES-12-3800

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Jessica Adams
Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120041631 DEEDWARR
Recvd: 06/06/12 09:52 2 pgs
Fees:13.00 Taxes:277.13

20120606-0049323

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
Mike Wissel	Peoples State Bank of Commerce (NAME)	062 090
3800 Brush Hill (ADDRESS)	7123 Nolensville Road (ADDRESS)	026.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nolensville TN 37135 (CITY) (STATE) (ZIP)	

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, we BOBBY TOWNS AND WIFE, LYNETTE W. TOWNS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIKE WISSEL AND PAT WISSEL, 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:

BEING PART OF LOT NO. 17 OF RIVERWOOD SUBDIVISION, AS SHOWN ON THE PLAT OF RECORD IN BOOK 547, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, SAID PIN BEING LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF CEDARWOOD DRIVE (50 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF BRUSH HILL ROAD (50 FOOT RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY OF BRUSH HILL ROAD AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 459 FEET, A DELTA OF 19 DEGREES 55 MINUTES 47 SECONDS, A LENGTH OF 159.66 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 34 MINUTES 59 SECONDS EAST 158.85 FEET TO AN IRON PIN FOUND AT THE INTERSECTION OF SAID BRUSH HILL ROAD RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY OF AN UNNAMED ROAD (25 FOOT RIGHT OF WAY); THENCE LEAVING BRUSH HILL ROAD AND WITH SAID RIGHT OF WAY OF UNNAMED ROAD THE FOLLOWING CALLS: SOUTH 87 DEGREES 30 MINUTES 00 SECONDS EAST 146.90 FEET TO AN IRON PIN FOUND, SOUTH 19 DEGREES 04 MINUTES 37 SECONDS EAST 116.05 FEET TO AN IRON PIN FOUND AT THE COMMON CORNER OF LOTS 17 AND 18, THENCE LEAVING UNNAMED ROAD AND WITH THE NORTHERLY LINE OF LOT 18 SOUTH 81 DEGREES 47 MINUTES 06 SECONDS WEST 241.69 FEET TO AN IRON PIN SET AT SAID RIGHT OF WAY OF CEDARWOOD DRIVE; THENCE LEAVING LOT 18 AND WITH SAID RIGHT OF WAY NORTH 62 DEGREES 28 MINUTES 03 SECONDS WEST 15.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.59 ACRES MORE OR LESS AS SURVEYED BY JAMES M. CANTRELL, TRLS #1 859 OF ARROWHEAD SURVEY, 6701 HOLT ROAD, NASHVILLE, TENNESSEE 37211, DATED JULY 17, 1997.

BEING THE SAME PROPERTY CONVEYED TO BOBBY TOWNS AND WIFE, LYNETTE W. TOWNS, AS TENANTS BY THE ENTIRETY BY DEED FROM MAYHEW F. KOELLEIN OF RECORD AT INSTRUMENT NO. 200605310063638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 24, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 62; DEED BOOK 1019, PAGE 402; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved (X)
This is improved ( ) property, known as 3800 Brush Hill, 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.

Witness my/our hand(s) this 21st day of May, 2012.

Bobby Towns

Lynette W. Towns

Lynette W. Towns

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby Towns and Lynette W. Towns, 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 21st day of May, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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