BILL GARRETT, Davidson County
Trans:T20120049914 DEEDWARR
Recvd: 07/06/12 11:11 2 pgs
Fees:13.00 Taxes:732.23
20120706-0059573

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $197,900.00

Affiant

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 22nd day of June, 2012.

Notary Public
My commission expires: 9/22/14

03-1205-37709

Address of New Owner:	Send Tax Bills to:	Tax Information
Juliet P. Wallace	Avenue Bank	091-08-0-B 004.00 CO
4519 Michigan Avenue	111 10th Avenue South	
Nashville TN 37209	Nashville, TN 37203	

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, Dave A. Bishop, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Juliet P. Wallace and Jessica L. Wallace, 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:

Land in Davidson County, Tennessee, being Unit No. D, Phase 2, on the Plan of Eastoak Groves Townhouses,shown as Exhibit "B" to the Master Deed of record in Instrument No. 20080602-0055567, amended in Instrument No. 20091119-0106608; Instrument No. 20100517-0037873; Instrument No. 20110526-0040369; and Instrument No. 20120402-0027510, and all amendments thereto, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dave A. Bishop, an unmarried man, by deed from EastOak, LLC and Curtis M. Groves, dated August 4, 2009, recorded August 5, 2009, of record in Instrument Number 20090508-0073435, 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.

This property is improved property known as 4519 Michigan Avenue, Nashville, TN 37209

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.

x DDP

WITNESS my hand this 22nd day of June, 2012.

Dave A. Bishop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dave A. Bishop and , 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 Nashville, TN, this 22nd day of June, 2012.

Rachelle Caudill
State of Tennessee at Large

My Commission expires 09/22/14

