BILL GARRETT, Davidson County
Trans:T20120061149 DEEDWARR
Recvd: 08/16/12 10:12 2 pgs
Fees:13.00 Taxes:490.25
20120816-0073404

This instrument prepared by:
and return to

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of June, 2012, by and between Richard Norman III and Elaine Norman, a married couple, party of the first part, and George Edward Nelson, single, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot NO. 74 on the Plan of Sequoia Valley, Section 2, of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No.. 74 fronts 114.0 feet on the northerly side of Shawnee Road and runs back 149.7 feet on the westerly line and 141.1 feet on the easterly line to a dead line on which it measures 95.1 feet.

Being all or part of the same property conveyed to Richard Norman, III and Elaine Norman, by virtue of that certain Warranty Deed dated October 25, 1996, at Book 10249, Page 422 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Richard Norman III

Elaine Norman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Richard Norman III and Elaine Norman, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: George Edward Nelson

1245 Shawnee Road
Madison, TN 37115

Tax Parcel No 05212010700

Property Address: 1245 Shawnee Road
Madison, TN 37115

MAIL TAX BILLS TO: WCS Lending LLC

951 Yamato Road, Ste 150
Boca Raton, FL 33431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $132,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of August, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY