WARRANTY DEED

G-RR-12-1518

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Laura E. Encalade	Stearns Lending, Inc.	
1518 McKennie Avenue	(NAME) 3932 Premier North Drive	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Tampa, FL 33618	83-2-253.00
(CITY) (STATE) (ZIP)	(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 THOMAS L. WISER AND HANNAH E. WISER, MARRIED AND JARED LOMAX AND MARY LOMAX, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA E. ENCALADE, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, PLAT OF JAS. J. PRYORS HEIRS, SUBDIVISION OF LOTS 19 AND 20 IN BROWNSVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 41, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS L. WISER AND WIFE HANNAH E. WISER, A ONE HALF (1/2) UNDIVIDED INTEREST AND JARED LOMAX AND WIFE, MARY LOMAX, A ONE-HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON BY WARRANTY DEED FROM JACKIE R. BILBREW, MARRIED, RECORDED ON THE 11TH DAY OF OCTOBER, 2011 IN INSTRUMENT NO. 20111011-0079039, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 843, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1518 McKennie Avenue, Nashville, Tennessee 37206
(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:T20120071451 DEEDWARR
Recvd: 09/21/12 14:43 2 pgs
Fees:13.00 Taxes:806.60
20120921-0086169

Witness my/our hand(s) this 19th day of September, 2012.

Thomas L. Wiser

Hannah E. Wiser

Jared Lomax by Thomas L. Wiser, Attorney-In-Fact

Mary Lomax by Thomas L. Wiser, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas L. Wiser and Hannah E. Wiser, 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 19th day of September, 2012.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of September, 2012, before me personally appeared Thomas L. Wiser to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jared Lomax and Mary Lomax and who acknowledged he/she/they executed the same as the free act and deed of the said Jared Lomax and Mary Lomax.

Witness my hand and official seal, this the 19th day of September, 2012.

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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