State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is ~~$345,000.00~~

Affiant

Subscribed and sworn to before me, this 31st day of October, 2012.

Notary Public:

My Commission Expires:

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20120084980 DEEDWARR
Recvd: 11/06/12 15:22 2 pgs
Fees:13.00 Taxes:1276.50
20121106-0102576

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Will Marth Kelly Marth 1115 Calvin Avenue Nashville, TN 37206	Primelending 18111 Preston Rd., Ste. 900 Dallas, TX 75252	083-05-0-221.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees. and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mark Wood and Karen Lee Ryan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Will Marth and Kelly Marth, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee. described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 Subdivision of Calvin Davis Lot, Part F Block "B" on the Plan of F.O. Beasleys Addition to East Nashville, as of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark Wood and wife, Karen-Lee Ryan, by Warranty Deed, from Holland James Helton, married, dated December 7, 2005, recorded December 27, 2005, in Instrument No. 20051227-0154384, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1115 Calvin Avenue, Nashville, TN 37206

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 31st day of October, 2012.

Mark Wood
Mark Wood

Karen-Lee Ryan by Mark Wood
Karen Lee Ryan by Mark Wood, As Attorney in Fact
as 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 the within named Mark Wood the bargainor(s), 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 31st day of October, 2012.

Commission Expires: 5-4-15

Notary Public:

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Mark Wood, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Karen Lee Ryan, and who acknowledge that he/she executed the same as the free act and deed of the said Karen Lee Ryan, by virtue of a Power of Attorney.

WITNESS my hand and official seal at Davidson , Tennessee this 31st day of October , 2012

NOTARY

MY COMMISSION EXPIRES: 5-4-15

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075