Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20130005154 DEEDWARR
Recvd: 01/18/13 09:08 2 pgs
Fees: 13.00 Taxes: 177.60

20130118-0006101

06-1301-74981

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $48,000.00

Affiant

Subscribed and sworn to before me this day of January, 2013.

Notary Public
My commission expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP.

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Waynick ~~2729 Nodyne Drive~~ 291 Larsen Dr ~~Nashville TN 37214~~ Mt Juliet TN 37122	New Owner 291 Larsen Drive Mt Juliet TN 37122	096-13-0-062.00

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, **Nancy J. Choate, now Abel, Unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark Waynick and Daniel Corning, as Tenants in Common**, 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 Lot No. 80, on the Plan of Perry Heights Subdivision, of record in Book 2900, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Willie Edward Choate and wife, Nancy J. Choate by deed from Brentwood Homes, Inc., dated October 16, 1959, recorded October 20, 1959, of record in Book 2965, Page 355, Register's Office for Davidson County, Tennessee. Nancy Ann Johnson Choate and Willie Edward Choate were divorced by Final Decree of the Sixth Circuit Court for Davidson County, Tennessee, Docket No. 79391, of record in Book 8353, Page 325, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nancy J. Choate by deed from Willie Edward Choate, dated March 18, 1977, recorded March 30, 1977, of record in Book 5129, Page 201, Register's Office for Davidson County, Tennessee. Nancy J. Choate having since remarried and further widowed, and is now known as Nancy J. Choate Abel, Unmarried.

Subject property is not, and never has been, the principal residence of the Grantor, her deceased spouse, or any dependents.

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 2729 Nodyne Drive, Nashville, TN 37214

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 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. 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.

WITNESS my hand this 17 day of January, 2013.

Nancy J. Choate Abel

Nancy J. Choate Abel

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy J. Choate Abel, 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 Mt. Juliet, TN, this 17 day of January, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 12-22-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15