# WARRANTY DEED

G-KW-12-2322

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

**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 |
|---|---|---|
| Clay Cornwell | Access National Mortgage | |
| 2322 Carter Avenue (ADDRESS) | 1800 Robert Fulton Drive, Ste. 350 (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Reston, VA 20191 (CITY) (STATE) (ZIP) | 83-4-178.00 |

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 GANDULF HENNIG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAY CORNWELL, (S) 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 24, PLAT OF ROSEBANK SUBDIVISION OF THE J.W.C. CHURCH TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 48, 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 GANDULF HENNIG, A SINGLE PERSON BY WARRANTY DEED FROM CHANANEL NAKASAKA, RECORDED ON THE 24TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080624-0065107, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 48; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved ( X ) property, known as 2322 Carter 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:T20130008336 DEEDWARR
Recvd: 01/30/13 16:09 2 pgs
Fees:13.00 Taxes:549.45

20130130-0009854

Witness my/our hand(s) this 22nd day of January, 2013.

Gandulf Hennig by John Gleaves, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of January, 2013, before me personally appeared John Gleaves 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 Gandulf Hennig and who acknowledged he/she/they executed the same as the free act and deed of the said Gandulf Hennig.

Witness my hand and official seal, this the 22nd day of January, 2013.

Notary Public




My Commission Expires:

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