Record it

RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

NEW OWNER:

PAUL WENDEL
6661 CHRISTIANSTED LANE
NASHVILLE, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0241

Map and Parcel 172100B01400CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130033873 DEEDWARR
Recvd: 04/25/13 09:13 3 pgs
Fees:18.00 Taxes:1184.00
20130425-0040967

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARY N. MORTON, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PAUL WENDEL, a single man and ANN BAUD, a single woman**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 14 on the Plan of Christiansted Valley, Phase I, as shown on the plats of the same of record in Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150, in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MARY N. MORTON, single by Quitclaim Deed from Charles B. Morton, Jr., single and Mary N. Morton, single, dated September 26, 2009, and of record in Instrument No. 20091110-0103890, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Warranty Deed to Charles B. Morton, Jr. and wife, Mary N. Morton from Otis L. Jones, dated May 31, 2006, and of record in Instrument No. 20060619-0072834, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 6661 CHRISTIANSTED LANE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument # 20000215-0015149, and 20000215-0015150, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 16th day of April, 2013.

Mary N. Morton

MARY N. MORTON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARY N. MORTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of April, 2013.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

NOTARY PUBLIC

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00**.

AFFIANT

Sworn to and subscribed to before me this ~~16th~~ 23rd day of April, 2013.

NOTARY PUBLIC

My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN