# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-SR-13-1017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
~~BANKERS TITLE & ESCROW CORP.~~
~~3310 WEST END AVE.~~
~~NASHVILLE, TN 37203~~

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George Tracy | OWNER (NAME) | |
| 1017 Bate Avenue (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 105-09-0-258.00 |

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, I/we GERALD WIECK AND WIFE, PATRICIA WIECK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE TRACY AND WIFE, AMY TRACY, 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 ALL OF LOT NO. 24 AND THE WESTERLY 7 FEET OF LOT NO. 25, IN W.S. CRIDDLES'S SUBDIVISION OF LOT NO.1 ON THE LAWRENCE PROPERTY IN THE OLD TENTH CIVIL DISTRICT OF DAVIDSON COUNTY, OF RECORD IN PLAT BOOK 57, PAGE 84, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 24 AND THE SAID PART OF LOT NO. 245 ADJOIN AND FRONT TOGETHER 57 FEET ON THE SOUTHERLY SIDE OF BATE, FORMERLY CLEVELAND AVENUE, IN THE CITY OF NASHVILLE AND TOGETHER RUNS BACK SOUTHWARDLY BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO GERALD WIECK AND WIFE, PATRICIA WIECK BY WARRANTY DEED FROM RICK MOORE, A MARRIED MAN OF RECORD AT INSTRUMENT NO. 20070412-0044132, DATED APRIL 04, 2007 AND RECORDED ON APRIL 12, 2007, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 84, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 1017 Bate Avenue, Nashville, Tennessee 37204
(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:T20130036033 DEEDWARR
Recvd: 05/01/13 12:40 2 pgs
Fees:13.00 Taxes:1332.00
20130501-0043649

Witness my/our hand(s) this 30th day of April, 2013.

Gerald Wieck

Patricia Wieck

STATE OF Tennessee
COUNTY OF Davidson

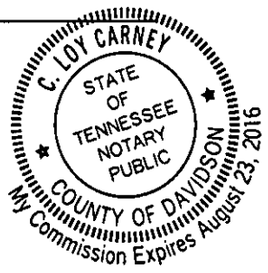
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald Wieck and Patricia Wieck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)




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