THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2013 Notary Public MY COMMISSION EXPIRES: 11-3-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130047047 DEEDWARR
Recvd: 06/05/13 13:47 2 pgs
Fees: 13.00 Taxes: 1276.50
20130605-0057230

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin J. McCann	Avenue Bank	11810016100
834 Woodmont Blvd	111 10th Avenue South #290	
Nashville, TN 37204	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Derek Schendel and wife, Rachael A. Schendel**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin J. McCann, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 37 on the Plan of Pleasant Valley of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being part of Lot No. 37 on the map of Pleasant Valley of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at a point in the Northerly margin of Woodmont Boulevard, said point being the Southwest corner of Lot 36; thence with said margin South 85 degrees 57' 46" West 100 feet to the Southeast corner of Lot 38; thence with the East boundary line of Lot 38 North 4 degrees 02' West 10 feet; thence North 85 degrees 57' 46" East 100 feet to the West boundary of lot 36; thence with said boundary South 4 degrees 02' East 10 feet to the point of beginning and containing 1000 square feet. Being the same property conveyed to Department of Highways by deed from Louise Duffer Lester of record in Book 4543, Page 246, said Register's Office.

Being the same property conveyed to Derek Schendel and wife, Rachael A. Schendel by Warranty Deed from Mission Enterprises, Inc. of record at Instrument No. 20080819-0085076, Register's Office for Davidson County, Tennessee, dated August 15, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **834 Woodmont Blvd, Nashville, TN 37204.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this the 30th day of May, 2013.

Derek Schendel

Rachael A. Schendel

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 **Derek Schendel** and **Rachael A. Schendel,** the bargainors,, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

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

My Commission expires: 10/18/14

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY