BILL GARRETT, Davidson County
Trans:T20130054744 DEEDWARR
Recvd: 06/27/13 15:51 3 pgs
Fees:18.00 Taxes:2442.00
20130627-0066366

FROM: Curtis L. Fisher and wife, Rebekah E. Fisher

TO: Justin Bernard Wyatt and Jeffrey M. Clarke

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Justin Bernard Wyatt and Jeffrey M. Clarke 2500 W. Linden Avenue No. C Nashville, Tennessee 37212	(Same)	Map 104-15 Parcel 477

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Stephen C Baker
Affiant

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Subscribed and sworn to before me, this the 27th day of June, 2013.

Linda J. Boggess
Notary Public
My Comm. Expires: 5-20-2014

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Curtis L. Fisher and wife, Rebekah E. Fisher, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Justin Bernard Wyatt and Jeffrey M. Clarke, tenants-in-common with rights of survivorship, hereinafter called "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. 2 on the Plan of Resubdivision of Lot No. 1 and Part of Lot No. 2 on the Map of Sunset Park Subdivision, of record in Instrument #20051102-0132721, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Curtis L. Fisher and wife, Rebekah E. Fisher by deed from James A. Terrell and wife, Pam Terrell, of record as Instrument No. 20061218-0155745, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2013 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record as Instrument No. 20051102-0132721, said Register's Office.

This is improved property located at 2500 W. Linden Avenue No. C, Nashville, Tennessee 37212.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hand this 27th day of June, 2013.

Curtis L. Fisher

Rebekah E. Fisher

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 Curtis L. Fisher and Rebekah E. Fisher, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of June, 2013.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/6/15

