THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130076604 DEEDWARR
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20130904-0093389

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***629,000.00.

Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 30 day of August, 2013.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Jason A. Wolf 1401 Elmwood Avenue Nashville, Tennessee 37212	Finworth Mortgage, LLC 2106 Crestmoor Road Nashville, Tennessee 37215	MAP 105-13-0 PARCEL 120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Twenty Nine Thousand and 00/100 Dollars ($***629,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Maria M. Salas, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jason A. Wolf and Elizabeth F. Wolf, husband and wife, (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:

BEING the east 1/2 of Lot No. 79 on the Plan of Belmont Land Company's Plan called Belmont Heights of record in Plat Book 421, Page 34, 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 part of said Lot fronts 50.0 feet on the south side of Elmwood Avenue and runs back between parallel lines 188.0 feet to an alley.

BEING the same property conveyed to Maria M. Salas, unmarried, by Warranty Deed dated December 6, 2002, from Joseph John Kovalick, II, unmarried, of record as Instrument No. 20021210-0152167 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1401 Elmwood Avenue, Nashville, Tennessee 37212.

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

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Belmont Land Company's Plan called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 30 day of August, 2013.

Maria M. Salas

Maria M. Salas

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 Maria M. Salas, the bargainor, 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 this 30 day of August, 2013.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY