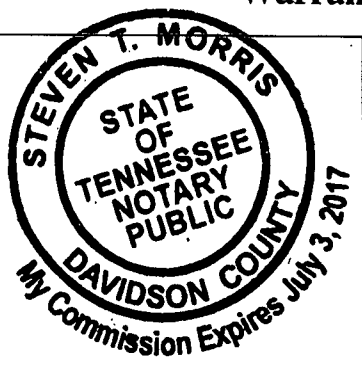
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2015.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kyle William Simmons Angela Malone Simmons		
4707 B Kentucky Ave.	NEW OWNERS	104-15-0-429.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID WENDORFF AND KRISTEN WENDORFF, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE WILLIAM SIMMONS AND ANGELA MALONE SIMMONS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 6 on the Plan of Subdivision of the Estate of Daniel McIntyre Sr. of record in Plat Book 3, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey L. Gowdy and wife, Sarah Leslie Scarborough by Quitclaim deed from Jeffrey L. Gowdy of record in Instrument No. 20120906-0080852 Register's Office for Davidson County, Tennessee, dated August 23, 2012 and recorded on September 06, 2012.

Being the same property conveyed to David Wendorff and Kristen Wendorff, husband and wife by Warranty deed from Jeffrey L. Gowdy and Sarah Leslie Scarborough, husband and wife of record in Instrument No. 20140602-0047452 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 02, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2008 Beechwood Avenue, Nashville, TN 37212.

BILL GARRETT, Davidson County
Trans:T20150079810 DEEDWARR
Recvd: 09/18/15 15:23 3 pgs
Fees:18.00 Taxes:1794.50
20150918-0095230

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of September, 2015.

David Wendorff

Kristen Wendorff

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Wendorff and Kristen Wendorff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of September, 2015.

Notary Public

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On SEPT 15, 2015 before me, PATRICIA MALLEY NOTARY PUBLIC
(insert name and title of the officer)

personally appeared DAVID WENDORFF KRISTN WENDORFF,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATRICIA MALLEY
Commission # 2120902
Notary Public - California
Los Angeles County
My Comm. Expires Aug 5, 2019

Signature ~~Patricia Malley~~ (Seal)