WARRANTY DEED

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 10, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,715.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES 9/10/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Weisser	same as	83-6-79
(NAME)	(NAME)	
813 Setliff Place	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Eliot Houser, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Weisser, a married man and Megan M. Weisser, his 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:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Roy F. Williams' Subdivision of the Hunter Tract, of record in Plat Book 547, page(s) 13, said Register's Office.
Said Lot No. 24 fronts 50 feet on the easterly side of Setliff Street and runs back between parallel lines, 160 feet to an alley.
Being the same property conveyed to ELLIOTT HOUSER, by deed from THOMAS J. TRIMBLE, TRUSTEE OF THE FRANCES TRIMBLE BURTON LIVING TRUST, of record as Instrument No. 20010731-0081238, dated July 30, 2001, said Register's Office.

Kristine Houser joins in the execution of this instrument to convey any marital interest in the subject property by virtue of her marriage to Eliot Houser.

unimproved ☐

This is improved ☒ property, known as 813 Setliff Place, Nashville, TN 37206

(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 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 my hand this 21st day of December, 2006.

Eliot Houser Kristine Houser

by: Kristine Houser, Atty in Fact

Kristine Houser

Davidson County DEEDWARR
Recvd: 01/03/07 13:22 2 pgs
Fees:13.00 Taxes:1338.35

20070103-0001157

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eliot Houser, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 21st day of December, 2006

Notary Public

My Commission Expires: 9/19/09

My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eliot Houser, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Kristine Houser, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Kristine Houser.

Witness my hand and official seal at Nashville, this 21st day of December, 2006

Notary Public

My Commission Expires: 9/19/09

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009