WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/07 15:03 2 pgs
Fees:13.00 Taxes:495.80
20071011-0121180

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison H. Marusic	First Horizon Home Loans	06111003000
(NAME)	(NAME)	
912 Matthews Avenue	1700 Westlake Ave N. Ste. 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Seattle, WA 98109	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071873

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Terry West and Pam Mayo**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Allison H. Marusic, an unmarried person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 912 Matthews Avenue, Nashville, TN 37216

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 9th day of October, 2007.

Terry West

Pam Mayo

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Terry West and Pam Mayo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Terry West and Pam Mayo executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2007 at Springfield, Tennessee.

Commission expires: 11/25/07

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Curley Manor, of record in Plat Book 1835, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING all of the same property conveyed to Earl Morris West by Warranty Deed from Kelly Walker and wife, Rhoda H. Fant Walker dated October 18, 1955 and filed of record in Book 2481, Page 157, Register's Office for Davidson County, Tennessee. The said Earl Morris West created an estate by the entireties in Earl Morris West and wife, Lois Jean C. West by deed dated January 15, 1997 and filed of record in Book 10323, page 789, Register's Office for said County. The said Lois Jean C. West predeceased Earl Morris West on September 9, 2001, leaving the said Earl Morris West the surviving tenant by the entirety and sole owner of said land. The said Earl Morris West died February 13, 2007, unmarried and survived by his children, Terry West and Pam Mayo his sole and only heirs at law.

Affidavit of Heirship of record in Book * ____, page _____, said Register's Office.

* 20071011-0121179