THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle,Ste 202** **Brentwood, TN 37027** **CRT File No. 09102154**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2009. Notary Public My Commission Expires: My Commission Expires April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Emily Salzer and Jason Salzer 217 Wauford Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14706003700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alisa J. McCance, a married person,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Salzer and Jason Salzer, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 104, SECTION ONE (REVISED), CALDWELL HALL, as shown on plat of record in Plat Book 2900, Pages 57-59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alisa J. McCance, unmarried by Warranty Deed from John Juarez and wife, Angela F. Griffin Juarez, recorded on the 30th day of March, 2005 in Instrument No. 20050330-0034404, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE (REVISED), CALDWELL HALL, as recorded in Plat Book 2900, Page(s) 57-59, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as recorded in Book 2929, Page 117 and Book 2997, Page 93 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 217 Wauford Dr Nashville TN 37211

BILL GARRETT, Davidson County
Trans:T20090076843 DEEDWARR
Recvd: 11/10/09 13:13 2 pgs
Fees:13.00 Taxes:740.00
20091110-0104005

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2009.

Alisa J. McCance

* Greg Bieck

*Greg Bieck, husband of Alisa J McCance joins in this conveyance to convey any and all interest in said property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alisa J. McCance and Greg Bieck, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2009.

Notary Public

My Commission Expires: _____

My Commission Expires
April 17, 2010

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY