WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100019946 DEEDWARR
Recvd: 04/06/10 10:42 2 pgs
Fees:13.00 Taxes:1165.50
20100406-0025571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James William Aaron	**First State Bank**	
(NAME)	(NAME)	
827 Setliff Place	**1720 West End Avenue, Suite 500**	**Map 83-6**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37203**	**Parcel 72.00**
(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, **MICHAEL F. WISSEL AND WIFE, PATRICIA J. WISSEL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WILLIAM AARON AND WIFE, KIMBERLY NINA MCDONIEL,** 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 No. 31 on the Map of Roy F. Williams Subdivision of The Hunter Tract, as of record in Book 547, page 13, Register's Office o for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Micheall Wissell and wife, Patricia J. Wissell by deed from Eric Sox, married, filed for record May 25, 2009 in Instrument No. 20090526-0048145, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eric Sox by Substitute Trustee's Deed, filed for record February 2, 2009 in Instrument No. 20090209-0010876, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 547, page 13, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **827 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 our hands this 2nd day of April, 2010.

Michael F. Wissel

Patricia J. Wissel

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Michael F. Wissel and Patricia J. Wissel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 2010.



Commission expires:

Notary Public