BILL GARRETT, Davidson County
Trans: T20100034576 DEEDWARR
Recvd: 06/07/10 15:12 2 pgs
Fees: 13.00 Taxes: 943.50

20100607-0044177

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **315 DEADERICK STREET, SUITE 1100** **P. O. BOX 198888** **NASHVILLE, TENNESSEE 37219-8888** **(615) 244-4994**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Carole M. Nadler Affiant Subscribed and sworn to before me, this 7th day of May, 2010. Notary Public My Commission Expires: 9-8-13

MARSHALL W. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2013

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Matthew Wolf and Sarah Nadler Wolf	SAME	104 11 026500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLE M. NADLER,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MATTHEW WOLF AND WIFE, SARAH NADLER WOLF,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lots Nos. 127, 128 and 129 on the Map of the Bransford Realty Company Subdivision, of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said part of said Lots 127, 128 and 129 fronts 60 feet on the southerly side of Essex Avenue and run back between parallel lines with the westerly margin of an alley 165 feet to another alley.

Being the same property conveyed to Carole M. Nadler by deed from Bessie M. Cox of record in Book 5190, page 804, Register's Office for Davidson County, Tennessee. The said Carole M. Nadler having quitclaimed an undivided 50% interest to Robert B. Nadler by Quitclaim Deed of record in Book 11486, page 107, Register's Office for Davidson County, Tennessee. The said Robert B. Nadler having quitclaimed his 50% undivided interest to

Carole M. Nadler by deed of record as Instrument No. 20090317-0023697, in said Register's Office.

ROBERT B. NADLER, spouse of Carole M. Nadler joins in this conveyance to convey any interest he may have in the subject property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

This is unimproved property known as **2621 Essex Place, Nashville, TN 37212.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand, this 7th day of May, 2010.

Carole M. Nadler

Robert B. Nadler

MARSHALL W. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLE M. NADLER**, the within named bargainor, 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 7th day of May, 2010

Notary Public
My Commission Expires: 9-8-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT B. NADLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of May, 2010

Notary Public
My Commission Expires: 9-8-13

MARSHALL W. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2013