6

File No.0809100001

# WARRANTY DEED

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Marie P. Wiser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110032051 DEEDWARR
Recvd: 05/31/11 11:20 2 pgs
Fees:13.00 Taxes:832.50
20110531-0041193

**THIS INSTRUMENT WAS PREPARED BY**
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey R. Wiser and Marie P. Wiser | JP Morgan Chase Bank, N.A. | 12700013200 |
| (NAME) 8346 Merrymount Drive | (NAME) P.O. Box 47020 | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Doraville, GA 30362 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Anne M. Bacon and Darrell J. Bacon, wife and husband,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Jeffrey R. Wiser and wife, Marie P. Wiser** hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 11 on the plan of Section Three, John Cunningham Estates, as shown on plat of record in Plat Book 4860, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Anne M. Bacon and Darrell J. Bacon by deed from Suzanne K. Smallzman and Jay L. Smallzman dated May 25, 2006 and recorded June 19, 2006 of record in Instrument No. 20060619-0073133, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8346 Merrymount Drive, Nashville, TN 37221
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 27th day of May, 2011.

Darrell J. Bacon by Lucy Arvin, Attorney in Fact
Darrell J. Bacon by Lucy Arvin, Attorney-in-Fact

Anne M. Bacon by Lucy Arvin, Attorney in Fact
Anne M. Bacon by Lucy Arvin, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 27th day of May, 2011, before me personally appeared Lucy Arvin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anne M. Bacon, and who acknowledged that he executed the same as the free act and deed of Anne M. Bacon.

My Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

On this 27th day of May, 2011, before me personally appeared Lucy Arvin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Darrell J. Bacon, and who acknowledged that he executed the same as the free act and deed of Darrell J. Bacon.

My Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**File Number:0506110001**

**RETURN TO:**
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215