BILL GARRETT, Davidson County
Trans:T20110064991 DEEDWARR
Recvd: 10/18/11 09:59 2 pgs
Fees:13.00 Taxes:499.50
20111018-0080849

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2011.

Notary Public

My commission expires: 1-24-12

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kelly Jo Garner	**Fifth Third Mortgage Company**	072060132.00
1012 Elvira Avenue	**5001 Kingsley Dr, MD: 1MOCBQ**	
Nashville, TN 37216	**Cinncinnati, OH 45227**	
		FILE #: ST10235

FOR AND IN 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 ACKNOWLEDGE, WE,

Nathan J. Wilson and Lori D. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly Jo Garner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 100 feet of Lot No. 7 on the Corrected Plan of E. J. Childers Subdivision of J.H. Ambrose Tract, of record in Book 332, Page 134, Register's Office for said County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the Southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Nathan J. Wilson and wife, Lori D. Wilson by Warranty Deed from Christopher L. Boyle and wife, Colleen N. Boyle, recorded on the 9th day of February, 2006 in Instrument No. 20060209-0016157, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 332, Page 134, Register's Office for _____SUMNER County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 1012 Elvira Avenue, Nashville, TN 37216.

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 in 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 my/our hand(s) this 7th day of October, 2011.

Nathan J. Wilson

Lori D. Wilson

Lori D. Wilson

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public of said County and State, Nathan J. Wilson and Lori D. Wilson, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2011.

Notary Public

My Commission Expires: 1-24-12

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD