THIS INSTRUMENT PREPARED BY:
Signature Title Services, LLC
4711 Trousdale Dr. Ste 120
Nashville, TN 37220

BILL GARRETT, Davidson County
Trans:T20110078006 DEEDWARR
Recvd: 12/09/11 12:41 2 pgs
Fees:13.00 Taxes:1184.00

20111209-0096201

RETURN TO:
Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
5553

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Robert Seidel 1911 Ashwood Avenue Nashville, TN 37212	Pinnacle National Bank 551 Mt. Juliet Rd. Mt. Juliet, TN 37122	140-16-120.00

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 acknowledged, **Arita T. Bosse N/K/A Arita Trahan**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert F. Seidel and wife, Sandra S. Seidel**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 74 and the Westerly 12.5 feet of Lot No. 75 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arita T. Bosse by Warranty Deed from Robert M. Tigert, III and wife, Lori H. Tigert, recorded on the 27th day of February, 1987 in Deed Book 7149, Page 632, in the Register's Office of Davidson County, Tennessee.

Arita T. Bosse and Arita Trahan are one in the same person.

Mark Horwitz, joins in this conveyance to convey any and all interest he may have, marital or otherwise.

This is improved property known as: **1911 Ashwood Avenue, Nashville, Tennessee 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 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, except what appears of record; 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.

Whenever 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 6th day of December, 2011.

X _____
ARITA T. BOSSE N/K/A ARITA TRAHAN

X _____
MARK HORWITZ

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Arita T. Bosse N/K/A Arita Trahan and Mark Horwitz,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that ~~he/she~~/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 6th day of December, 2011.

_____
NOTARY PUBLIC

My Commission Expires: 10-18-2013

GREGORY MILNE
Commission # 1865743
Notary Public - California
Los Angeles County
My Comm. Expires Oct 18, 2013

STATE OF California
COUNTY OF Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

_____
Affiant

Subscribed and sworn to before me this 6th day of December, 2011.

_____
NOTARY PUBLIC

My Commission Expires: 10-18-2013

GREGORY MILNE
Commission # 1865743
Notary Public - California
Los Angeles County
My Comm. Expires Oct 18, 2013