~~Prepared By and~~ Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Laura C. Mars
840 Neartop Dr.
Nashville, TN 37205

SEND TAX BILL TO:
Owner

MAP 103-14
GROUP
PARCEL 29

MORTGAGEE:
FIDELITY BANK mortgage
P.O. Box 105075
Atlanta, GA 30348

BILL GARRETT, Davidson County
Trans:T20120008375 DEEDWARR
Recvd: 02/03/12 09:42 3 pgs
Fees:18.00 Taxes:758.50
20120203-0009859

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Oscar Tivis Nelson, Jr. and wife, Patricia O'Connor Nelson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Laura Charline Mars**, unmarried, hereinafter called the GRANTEE, her 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. 30 on the Plan of Hillwood Terrace, of record in Book 2663, page 50, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Oscar Tivis Nelson, Jr. and wife, Patricia O'Connor Nelson and a Life Estate Interest to Dorothy Davidson Nelson, by deed from Jan Meyer Fleming, Executrix of the Estate of and Devisee under Will of Iris Marie Meyer, a/k/a Marie M. Meyer and Beth Alyson Meyer Smith, Devisee under Will of Iris Marie Meyer, a/k/a Marie M. Meyer, of record in Book 9538, page 621, Register's Office for Davidson County, Tennessee. Dorothy Davidson Nelson died on January 26, 2001.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **840 Neartop Dr., Nashville, Tennessee 37205.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **30th** day of **January, 2012.**

Oscar Tivis Nelson

Oscar Tivis Nelson, Jr.

Patricia O'Connor Nelson

Patricia O'Connor Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Oscar Tivis Nelson, Jr. and wife, Patricia O'Connor Nelson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of January, 2012.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: Nov 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

B. Marsiglio
AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2012.

NOTARY PUBLIC

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 9-3-2012