WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **February, 2012**
Notary Public
MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Rose (NAME)	New Owner (NAME)	08302000400
1307 Chapel Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Mike Wissel and Patricia Wissel**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terry Rose**, hereinafter called the Grantees, their 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 the southerly part of Lot No. 28 on the Plan of H.M. Doak's Subdivision of record in Book 332, Page 22, Register's Office of said County, described according to mortgage loan inspection of John Kohl & Co. dated 1/10/89 as follows:

Beginning at an iron pin in the southwesterly margin of Chapel Avenue, at the intersection of said Avenue, and the north margin of a 20 foot alley, the original southeast corner of Lot No. 28; thence with said alley west 126.9 feet to an iron pin at the common south corners of Lots Nos. 28 and 29; thence northeastwardly with a fence line 96 feet to an iron pin in said margin of Chapel Avenue; thence with said margin of said Avenue southeastwardly 72.8 feet to the point of Beginning.

BEING the same property conveyed to Zelbert Dickson Brady by deed from Jack F. Kemp, Secretary of Housing and Urban Development, dated 12/29/89 of record in Book 8015, Page 158, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Mike Wissel and wife, Patricia Wissel by Warranty Deed from Zelbert Dickson Brady dated June 3, 2011 and filed on June 7, 2011in Instrument Number 20110607-0043402, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1307 Chapel Avenue, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20120013019 DEEDWARR
Recvd: 02/22/12 13:41 2 pgs
Fees:13.00 Taxes:1183.63
20120222-0015387

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, has 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 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 our hands this **15th** day of **February, 2012**

Mike Wissel

Patricia Wissel

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Mike Wissel and Patricia Wissel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **February, 2012**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON