Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120044909 DEEDWARR
Recvd: 06/18/12 15:00 2 pgs
Fees:13.00 Taxes:2356.90
20120618-0053329

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$637,000.00.**

Ashley Nelson
Affiant

Subscribed and sworn to before me, this the 14th day of June, 2012.

Notary Public

My commission expires: My Commission Expires September 9, 2014

(AFFIX SEAL)

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Georgia L. Wiesner **Thomas C. Wiesner**	New Owner	**Map 131-04-0, Parcel 203.00**
1115 Glenwood Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Phillip C. Phy, unmarried

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

Georgia L. Wiesner and Thomas C. Wiesner, wife and husband

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 Lot No. 54 on the Map of M. N. Young's Park View Subdivision, of record in Book 547, page 173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Phillip C. Phy, as and for his sale and separate estate, by Deed from Alexander Bernstein, married, dated October 2, 1997, of record in Book 10634, Page 317 and by Quitclaim Deed, dated October 2, 2007, to Phillip C. Phy from Sarah L. Phy, of record in Book 10634, Page 326, both recorded in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Instrument No. 20060113-0005572, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **1115 Glenwood Avenue, Nashville, TN 37204**

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 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 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 **14th** day of **June, 2012.**

Phillip C. Phy

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Phillip C. Phy,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **June, 2012.**

Notary Public

My Commission Expires: 10-21-12

