WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120056457 DEEDWARR
Recvd: 08/01/12 09:15 2 pgs
Fees:13.00 Taxes:693.75
20120801-0067753

R-VRE-12-3747

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney Walters	NEW OWNER (NAME)	
3747 Moss Rose Drive (ADDRESS)	2322 Sunset Heights (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Los Angeles, CA 90046 (CITY) (STATE) (ZIP)	073-06-0-057.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ADRIENNE L. SIEMERS, FKA ADRIENNE L. MILLHOLLIN, AND THOMAS J. SIEMERS, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WHITNEY WALTERS, UNMARRIED, hereinafter called the Grantee(s), 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 LOT NO. 9 ON THE PLAN OF MOSS ROSE ESTATES OF RECORD IN PLAT BOOK 4860, PAGE 112, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ADRIENNE L. MILLHOLLIN AND THOMAS J. SIEMERS AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM MARTIN LYNDS AND WIFE, STACIA LYNDS OF RECORD AT INSTRUMENT NO. 20060616-0071692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 14, 2006. THE SAID ADRIENNE L. MILLHOLLIN HAVING SINCE MARRIED AND NOW BEING KNOWN AS ADRIENNE L. SIEMERS.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4860, PAGE 112; BOOK 5039, PAGE 359; BOOK 5138, PAGE 645; BOOK 5311, PAGE 345; BOOK 5910, PAGE 336; IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3747 Moss Rose Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of July, 2012.

Adrienne L. Siemers

Thomas J. Siemers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adrienne L. Siemers and Thomas J. Siemers, the within named bargainor, 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 and official seal, this the 27th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903