BILL GARRETT, Davidson County
Trans:T20120068865 DEEDWARR
Recvd: 09/13/12 09:56 2 pgs
Fees:13.00 Taxes:481.00
20120913-0083058

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2012.

Notary Public
My commission expires: 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EXP. 12/27/15

06-1208-74774

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Gary D. Wood<br>814 Watts Lane<br>Nashville TN 37209 | New Owner<br>8216 W. Chase Ct.<br>Nashville TN 37221 | 103-01-0-071.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas Westermeier and wife, Mary Jo Westermeier, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gary D. Wood, hereinafter called the Grantees, their successors 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. 7, on the unrecorded Plan of John B. Cowden's Subdivision, Section 4, described according to a survey made by Norris H. Hickerson, Surveyor, May 14, 1947 and revised January 10, 1948, as follows:

Beginning on the easterly margin of a 25 foot strip dedicated for street at its intersection with the south boundary line of the Cowden Tract; thence with the easterly margin of said strip north 33 degrees 30' west 89 feet to the corner of Lot Nos. 7 and 8; thence with the line between said two Lots north 58 degrees east 179 feet to the westerly line of Lot No. 4; thence with the westerly line of Lot Nos. 4, 5 and 6 35 degrees east 221 feet to the south boundary line of said Cowden Tract; thence with the same westwardly 228.2 feet to the beginning.

Being the same property conveyed to Thomas Westermeier and wife, Mary Jo Westermeier by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated March 3, 2008, recorded March 4, 2008, of record in Instrument No. 20080304-0021394, Register's Office for Davidson County, Tennessee. Mary Jo Weistermeier is one and the same person as Marie Jose Westermeier and Marie Jo Westermeier.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 814 Watts Lane, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of August, 2012.

Thomas Westermeier

Mary Jo Westermeier

Mary Jo Westermeier

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Westermeier and Mary Jo Westermeier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 29th day of August, 2012.

Notary Public
State of Tennessee at Large

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires June 23, 2014

My Commission expires 6/23/14