WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120079194 DEEDWARR
Recvd: 10/18/12 09:21 2 pgs
Fees:13.00 Taxes:1184.00
20121018-0095522

RETURN TO:
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-10835

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Billie Rose Daniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW THOMAS PESLER (NAME)	New Owner (NAME)	MAP 8309 PARCEL 7700
1204 Gartland Ave (ADDRESS)		
Nashville TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **RENA ROSE PITTENGER and MARGARET ROSE SMITH and BILLIE ROSE DANIEL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW THOMAS PESLER**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being the westerly half of Lot No. 2 of Block No. 2 on the plan of B. H. Baileys Subdivision of part of the Allison property as of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to RENA ROSE PITTENGER and MARGARET ROSE SMITH and BILLIE ROSE DANIEL, equally as tenants in common by six quitclaim deeds from Margaret R. Rose, each as to a one sixth interest, said deeds being of record in Instrument No. 199912300308798, Instrument No. 200001110003832, Instrument No. 20010322-0027900, Instrument No. 20020205-0015668, Instrument No. 20030331-0041555, and Instrument No. 20040213-0017599, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

This is the same legal description as on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 1204 GARTLAND AVENUE, NASHVILLE, TN 37206
(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 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, 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 our hands this 11th day of October, 2012.

Billie Rose Daniel
BILLIE ROSE DANIEL

Rena Rose Pittenger
RENA ROSE PITTENGER

Margaret Rose Smith
MARGARET ROSE SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, RENA ROSE PITTENGER and MARGARET ROSE SMITH and BILLIE ROSE DANIEL the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 11th day of October, 2012..

Commission expires: 10-28-2015

Notary Public

