BILL GARRETT, Davidson County
Trans: T20120084245 DEEDWARR
Recvd: 11/05/12 10:53 2 pgs
Fees: 13.00 Taxes: 477.30

20121105-0101573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me this 12TH DAY OF OCTOBER, 2012.

Pamela A. Smith
Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marva Wilson	Ameris Bank (NAME)	10804007700
3125 Noble Valley Drive (ADDRESS)	2550 Meridian Blvd. Ste 200 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 36067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jonathan Gaertner and Michelle Gaertner, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marva Wilson,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* MARRIED

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 160 ON THE PLAN OF LARCHWOOD, SECTION TWO, OF RECORD IN PLAT BOOK 5200, PAGES 57, 58, AND 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN GAERTNER AND MICHELLE GAERTNER, HUSBAND AND WIFE, BY DEED FROM JOHN M. HAYMAN, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20040401-0036984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3125 Noble Valley Drive, Nashville, TN 37214
(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 my/our hand(s) this 12th day of October, 2012.

Jonathan Gaertner

WARRANTY DEED
(Continued)

Michelle Gaertner

Michelle Gaertner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Gaertner and Michelle Gaertner, husband and wife, the herein bargainor(s), 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, this the 12th day of October, 2012.

Notary Public

My Commission Expires: 11-3-15



(SEAL)

~~RETURN TO:~~
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067