BILL GARRETT, Davidson County
Trans:T20120092691 DEEDWARR
Recvd: 12/04/12 15:53 2 pgs
Fees:13.00 Taxes:309.69

20121204-0111650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,700.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 30TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Michael T. Wilson and Katy L. Wilson, husband and wife	Suntrust Mortgage, Inc.	033030A10800CO
	(NAME)	
108 Rolling Meadows	401 Commerce Street, Ste. 6100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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 The Estate of Mildred Marshall Oeser, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael T. Wilson and Katy L. Wilson, husband and wife, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108 ON THE PLAN OF ROLLING MEADOWS, PHASE I, SECTION VI, OF RECORD IN PLAT BOOK 7900, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. OESER AND WIFE, MILDRED OESER BY DEED FROM SARAH S. CRABTREE, UNMARRIED ,OF RECORD IN BOOK 11003, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.THE SAID ROBERT D. OESER HAVING PREDECEASED MILDRED OESER. MILDRED OESER HAVING DIED , A RESIDENT OF DAVIDSON COUNTY, TENNESSEE, ON AUGUST 5, 2011. CHERYL CAIN EXECUTES THIS INSTRUMENT PURSUANT TO THE LAST WILL AND TESTAMENT OF MILDRED MARSHALL OESER IN NO. 11P1687 IN THE SEVENTH CIRCUIT COURT FOR NASHVILLE, TENNESSEE, PROBATE DIVISION. ALSO BY ORDER TO APPROVE CONTRACT OF SALE IN NO. 12 P 1687 IN THE SEVENTH CIRCUIT COURT FOR NASHVILLE, TENNESSEE, PROBATE DIVISION.

MILDRED OESER AND MILDRED MARSHALL OESER BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 108 Rolling Meadows Drive, Goodlettsville, TN 37072
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 30th day of November, 2012.

The Estate of Mildred Marshall Oeser

BY: Cheryl Cain, Administratrix

Cheryl Cain, Administratrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Cain, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Administratrix of The Estate of Mildred Marshall Oeser and is authorized to execute this instrument.

Witness my hand and official seal, this the 30th day of November, 2012.

Mary Birthright

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/03/2015

(SEAL)

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