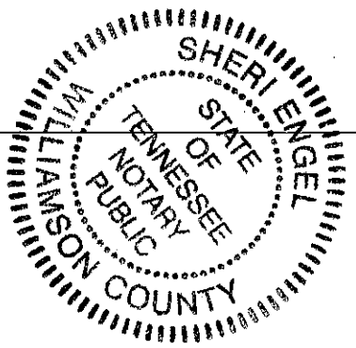


Davidson County DEEDWARR Recvd: 01/08/13 08:01 3 pgs Fees:18.00 Taxes:989.01 **20130108-0002110**	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $267,300.00 Affiant Subscribed and sworn to before me, this 4th day of January, 2013. Notary Public My commission expires: January 11, 2016
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael C. Willis **Betty V.L. Willis**	**New Owner**	**Map\Parcel 160-03-0-127.00**
5316 Overton Road	5251 Lysander Rd.	
Nashville, TN 37220	Brentwood, TN 37027	

FOR AND IN 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 ACKNOWLEDGE, WE,

Joseph P. Mazeres and Christina J. Wolfe-Mazeres

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael C. Willis and Betty V.L. Willis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 3 on the Plan of Brentview Hills Section 3, of record in Plat Book 3842, Page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alvin Tidwell and wife, Joanne B. Tidwell by Warranty Deed from Margaret W. Richbourg, of record in Book 5149, Page 15, dated May 18, 1977, Register's Office for Davidson County, Tennessee. Said property was conveyed to Arnold M. Weiss, Trustee for America's Wholesale Lender, of record in Book 11397, Page 370, dated March 24, 1999, who subsequently appointed Robert M. Wilson, Jr., as Successor-Trustee, of record in Instrument No. 20011019-0114079, recorded October 19, 2001. Robert M. Wilson, Jr., as Successor-Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the property was struck off and sold and conveyed by Trustee's Deed to Joseph P. Mazeres and Christina J. Wolf-Mazeres, of record in Instrument No. 20020110-0004225, dated December 21, 2001, Register's Office for Davidson County, Tennessee. Previous deed incorrectly referred to the subdivision for the subject property as "Branview Hills", which is being corrected herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 3842, Page 174, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3345, Page 205 and Book 4257, Page 771, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 is improved property known as 5316 Overton Road, Nashville, TN 37220.

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 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 4th day of January, 2013.

Joseph P. Mazeres

Christina J. Wolfe-Mazeres

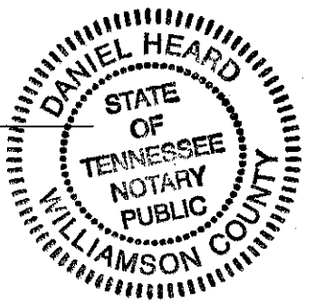
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Joseph P. Mazeres and Christina J. Wolfe-Mazeres , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2013.

Notary Public

My Commission Expires: 9-5-2016



File #: **121169DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

