This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Davidson County	DEEDWARR
Recvd: 01/10/13 10:14	4 pgs
Fees:22.00 Taxes:0.00	
20130110-0003207	

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd 20773114
Aliquippa, PA 15001

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Margaret E. Machara	Margaret E. Machara	Map/Parcel:
730 Goodpasture Terrace	730 Goodpasture Terrace	156-02-0-077-00
Nashville, Tennessee 37221	Nashville, Tennessee 37221	

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Margaret E. Machara, a ~~married~~ unmarried woman who acquired title as an unmarried woman** has this day bargained and sold, and does hereby transfer and convey unto the said **Margaret E. Machara, a ~~married~~ unmarried woman**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Margaret E. Machara, an unmarried person by Deed from _____ of record in Book _____, Page _____, said Register's Office.

The express purpose of this conveyance is to Change Marital Status.

This is unimproved ( ) property known as 730 Goodpasture Terrace, Nashville, Tennessee 37221
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 17 day of December, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret E. Machara

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) **ss**

Personally appeared before me, Peggy Niemann, a Notary Public in and for said County and State, **Margaret E. Machara** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 17 this 17 day of _____, A.D., 2012.

NOTARY STAMP/SEAL

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires May 05, 2015

NOTARY PUBLIC
Notary Commission Expires: 05-05-15

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ -0-.

Subscribed and sworn to before me this the 17 day of December, 2012.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 05-05-15

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires May 05, 2015

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, ID# 156-02-0-077-00, BEING KNOWN AND DESIGNATED AS:

BEING LOT NO. 317, SECTION 3 AND RE-SUBDIVISION OF LOT 246, KARPETH VALLEY PARK, SECTION 2 (BOOK 3700, PAGE 129) HARPETH VALLEY PARK, AS RECORDED IN BOOK 4175, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BY FEE SIMPLE DEED FROM AS SET FORTH IN DOC # 200409090109113 DATED 09/03/2004 AND RECORDED 09/09/2004, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

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

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries