THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130022610 DEEDWARR
Recvd: 03/20/13 09:12 2 pgs
Fees:13.00 Taxes:388.50
20130320-0027465

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William Weitzel and Sheryl Weitzel 1223 Shelton Avenue Nashville, Tennessee 37216	William and Sheryl Weitzel 121 Cherry St. W. Stillwater, MN 55082	072-03-0-314.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Tania J. McMurray and Tiffani Sylvia Waldo**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **William Weitzel and wife, Sheryl Weitzel**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson county, Tennessee being the easterly one-half (1/2) of Lot No. 70 on the plan of Inglewood Place of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 70 fronts 50 feet on the northerly margin of Shelton Avenue and extends back between parallel lines 189.75 feet to a dead line.

This being the same property conveyed to Roger W. Waldo and Janice E. Waldo by Warranty Deed of record at Book 5037, page 188, Davidson County Register of Deeds; and being further conveyed to Roger W. Waldo by Janice E. Waldo (with Thomas A. Travaglini serving as a Strawman) by Quitclaim Deed of Record at Book 7403, page 827, said Register's Office. Roger W. Waldo is now deceased. Tania J. McMurray and Tiffani Sylvia Waldo are the sole legal heirs of Roger W. Waldo, according to Affidavit of Heirship filed simultaneously with this Warranty Deed at

Instrument No. 20130320-0027464, Davidson County Register of Deeds. See also "IN RE: ROGER WALDO, deceased.", Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 09P-580, under Order of Intestate Administration dated April 20, 1999.

Note: There is a Quitclaim Deed in the record at Instrument No. 20091209-0112674, Davidson County Register of Deeds, from Tania J. McMurray, as Administrator of the Estate of Roger W. Waldo, to Tania J. McMurray and Tiffani Sylvia Waldo. However, the vesting of the property in Tania J. McMurray and Tiffani Sylvia Waldo occurred by operation of law at the moment of Roger W. Waldo's death, rather than by the said Quitclaim Deed.

This is improved property known as **1223 Shelton Avenue, Nashville, Tennessee 37216 .**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **15th** day of **March, 2013**:

Tania J. McMurray McMurray
Tania J. McMurray

Tiffani S. Waldo
Tiffani Sylvia Waldo

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TANIA J. MCMURRAY AND TIFFANI SYLVIA WALDO**, the bargainors, with whom I am personally

acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 15th day of March, 2013:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $105,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2013:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON