WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130025634 DEEDWARR
Recvd: 04/01/13 10:24 2 pgs
Fees:13.00 Taxes:1461.50
20130401-0031179

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$395,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

DAVID R.A. ROETGER NOTARY PUBLIC TENNESSEE My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adam Maruskin **Amy Maruskin**	New Owner	**Map 062-09-0 Parcel 026-00**
3730 Brush Hill		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mike Wissel and Pat Wissel

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

Adam Maruskin and Amy Maruskin, husband and wife

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:

BEING part of Lot No. 17 on the map of Riverwood Subdivision, as shown on the Plat of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin set, said pin being located at the intersection of the northerly right of way of Cedarwood Drive (50 foot right of way) and the easterly right of way of Brush Hill Road (50 foot right of way); thence with said right of way of Brush Hill Road and along a curve to the left, said curve having a radius of 459 feet, a delta of 19 degrees 55 minutes 47 seconds, a length of 159.66 feet and a chord bearing and distance of North 25 degrees 34 minutes 59 seconds East 158.85 feet to an iron pin found at the intersection of said Brush Hill Road right of way and the southerly right of way of an unnamed road (25 foot right of way); thence leaving Brush Hill Road and with said right of way of unnamed road the following calls: South 87 degrees 30 minutes 00 seconds East 146.90 feet to an iron pin found, South 19 degrees 04 minutes 37 seconds East 116.05 feet to an iron pin found at the common corner of Lots 17 and 18, thence leaving unnamed road and with the northerly line of Lot 18 South 81 degrees 47 minutes 06 seconds West 241.69 feet to an iron pin set at said right of way of Cedarwood Drive; thence leaving Lot 18 and with said right of way North 62 degrees 28 minutes 03 seconds West 15.88 feet to the point of beginning and containing 0.59 acres more or less as surveyed by James M. Cantrell, TRLS #1 859 of Arrowhead Survey, 6701 Holt Road, Nashville, Tennessee 37211, dated July 17, 1997.

BEING the same property conveyed to Mike Wissel and Pat Wissel, by Deed dated May 21, 2012 from Bobby Towns and wife, Lynette W. Towns, of record in Instrument No. 20120606-0049323, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3730 Brush Hill, Nashville, TN 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 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 **18th** day of **March, 2013.**

Mike Wissel

Pat Wissel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mike Wissel and Pat Wissel,** the within named sellers, 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 at Nashville, Tennessee, this 22nd day of **March, 2013.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-19-16