WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/13 12:18 2 pgs
Fees:13.00 Taxes:81.40
20130429-0042304

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$22,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 25th day of April, 2013

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew Wacker	SAME	043-13-0-172.00
240 Maple Street		
Madison, TN 37115	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cinthya Candelaria Ortiz, Trustee of Madison Improvement Trust No. MS240**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew Wacker and Anna Wacker, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 11 in Book "F" on Forest Park Subdivision, as of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 11 fronts 51.4 feet on the southerly side of Maple Street and runs back between lines 145 feet on the westerly line and 155 feet on the easterly line, to a dead line and measures 50 feet thereon.

Being the same property conveyed to Cinthya Candelaria Ortiz, Trustee of Madison Improvement Trust No. MS240 by deed from Carl R. Olsen and wife, Wanda W. Olsen, by deed on December 26, 2012, of record in Instrument Number 20121228-0120201, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as: **240 Maple Street, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 25, 2013.

Madison Improvement Trust No. MS240

Cinthya C. Ortiz & trustee

By Cinthya Candelaria Ortiz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~Cinthya Candaleria Ortiz,~~ to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained. * Cinthya Candaleria Ortiz, Trustee

WITNESS my hand and Official Seal at office this April 25, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY