BILL GARRETT, Davidson County
Trans:T20130042704 DEEDWARR
Recvd: 05/22/13 11:03 2 pgs
Fees:13.00 Taxes:647.50
20130522-0051615

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PA
{Gary Goetzman	{ New Owner	}
{14139 Valley Vista Blvd.	{	} Map and Parcel
{Sherman Oaks, CA 91423	{	}08310008000
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner {Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Marilyn Jo Merdler, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Gary Goetzman, a single person** (The "Grantee"), his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 131 and all of Lot No. 132, on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

Said part of Lot No. 131 and all of Lot 132 front together 45 feet on the Westerly side of North Eighteenth Street, formerly Ivins Street and run back between parallel lines, 128 feet to an alley.

Being the same property conveyed to Marilyn J. Merdler, unmarried by Warranty deed from E. Mark Turner and wife, Kimberly P. Turner, recorded on the 28th day of November, 1988 in Deed Book 7711, page 370, in the Register's Office for Davidson County, Tennessee.

This subject real property is commonly known as 402 Avondale Drive, Nashville, Tennessee 37206.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. All matters shown on the plat recorded in Plat Book 332, page 133, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 20th day of May, 2013.

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-24-15

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of May, 2013.

Marilyn Jo Merdler

Marilyn Jo Merdler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Marilyn Jo Merdler with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of May, 2013.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY