BILL GARRETT, Davidson County
Trans:T20130059430 DEEDWARR
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Fees:13.00 Taxes:1315.35
20130712-0072150

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File #2344230

WARRANTY DEED

THIS INDENTURE is made this the 6th day of July, 2013, by Robert F. Weisser, a married man, and Megan M. Weisser, his wife, First Parties, for the purpose of conveying the premises described herein to BRENT A. ELROD AND ELIZABETH O. GONSER, HUSBAND AND WIFE, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Roy F. Williams' Subdivision of the Hunter Tract, of record in Book 547, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the easterly side of Setliff Street and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Robert F. Weisser, a married man, and Megan M. Weisser, his wife, by deed from Eliot Houser, married, dated December 21, 2006, recorded as Instrument No. 20070103-0001157, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including without limitation the Plan of record in Book 547, Page 13, which shows an Owner's Certificate, certain notes, easements, and setback lines, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2013, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Robert F. Weisser

Megan M. Weisser

STATE OF Pennsylvania
COUNTY OF Montgomery

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Robert F. Weisser**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Montgomery County, this the 22nd day of June, 2013

Margaret M. Albracht
NOTARY PUBLIC

My Commission Expires:
01/24/2017

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Margaret M. Albracht, Notary Public
Ambler Boro, Montgomery County
My Commission Expires Jan. 24, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF Pennsylvania
COUNTY OF Montgomery

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Megan M. Weisser**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Montgomery County, this the 22nd day of June, 2013

Margaret M. Albracht
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COMMONWEALTH OF PENNSYLVANIA
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MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $355,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brent A. Elrod
AFFIANT

Subscribed and sworn to before me this the 9th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 04/01/2017

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

PROPERTY ADDRESS:
813 Setliff Place
Nashville, TN 37206

PARCEL ID: Map 083 06 0 Parcel 079.00

PROPERTY OWNER/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:
BRENT A. ELROD & ELIZABETH O. GONSER/
SUNTRUST MORTGAGE, INC.
901 SEMMES AVENUE
RICHMOND, VA 23224

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.