STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20130061199 DEEDWARR
Recvd: 07/18/13 10:08 2 pgs
Fees:13.00 Taxes:499.50
20130718-0074249

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Gerrit Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2013.

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G13-7127D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gerrit (Gerry) M. Wilson, unmarried, and Vincent G. McGrath, unmarried (NAME)	~~Cash~~ New Owner (NAME)	61-6-128
4118 Saunders Avenue (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Dorothy Mae Yates, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerrit (Gerry) M. Wilson, unmarried, and Vincent G. McGrath, unmarried, as tenants in common with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of MAPLEWOOD HEIGHTS SUBDIVISION, as shown by plat of record in Book 547, Page 77 and 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. * Section 1

Said Lot No. 34 fronts 100 feet on the easterly side of Saunders Avenue and runs back between parallel lines 300 feet to the westerly margin of the Louisville and Nashville Railroad right-of-way, the rear line measuring 99.9 feet, thereon.

BEING the same property conveyed to John T. Yates and wife, Dorothy Mae Yates from Castleman Construction Company, by Deed dated April 27, 1962, in Book 3373, Page 547, in the Register's Office for Davidson County, Tennessee. John T. Yates having since died December 28, 2012 leaving the subject property vested in Dorothy Mae Yates as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 77-78, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers\storm drainage as recorded in Book 4311, page 188, Register's Office for Davidson County, Tennessee.

3. Telecommunications Easement to Quest as recorded in Instrument No. 201202280017172, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4118 Saunders Avenue, 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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 15th day of July, 2013.

Dorothy Mae Yates
Dorothy Mae Yates

July 15, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Dorothy Mae Yates, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of July, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066