BILL CARRETT, Davidson County
Trans:T20130062070 DEEDWARR
Recvd: 07/22/13 10:04 2 pgs
Fees:13.00 Taxes:603.10
20130722-0075333

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133331

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2013. NOTARY PUBLIC My commission expires: 8-5-2013

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Ulrey 621 Marswen Drive Nashville, TN 37216	Same address as new owner	061020007.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Three Thousand and 00/100 Dollars ($163,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SUSAN RUTH BOWER AND BETTY HURST, CO-EXECUTRICES OF THE ESTATE OF MARION F. WEBER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **SARA ULREY, AN UNMARRIED WOMAN**, hereinafter called the Grantees, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND LYING IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 219 ON THE PLAN OF GRA-MAR ACRES, SECTION 8, AS OF RECORD IN BOOK 2331, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 219 FRONTS 75 FEET ON THE NORTHERLY MARGIN OF MARSWEN DRIVE AND EXTENDS BACK BETWEEN LINES 255.3 FEET ON THE EASTERLY LINE AND 251.6 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 75.10 FEET THEREON.

Being the same property conveyed to Charles F. Weber and wife, Marion F. Weber, by Warranty Deed from James O. Jones and wife, Mary A. Jones, dated 1/7/1957, recorded 1/8/1957, of record in Book 2634 page 28, in the Register's Office for Davidson County, Tennessee. The said Charles F. Weber having died on June 23, 1993 leaving Marion F. Weber as owner of fee simple title as surviving tenant by the entirety. The said Marion F. Weber having died on June 28, 2011 and by Will and Letters Testamentary of record in the Seventh Circuit

SRB
BKH

Court of Davidson County, Tennessee, Susan Ruth Bower and Betty Hurst were appointed as Co-Executrices of her estate with full authority to sell.

This conveyance is made subject to all matters as shown on plat of record in Book 2331, page 110; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 621 Marswen Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 17th day of July, 2013.

THE ESTATE OF MARION F. WEBER

BY: Susan Ruth Bower
Susan Ruth Bower, Co-Executrix

BY: Betty Hurst
Betty Hurst, Co-Executrix

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, SUSAN RUTH BOWER AND BETTY HURST, CO-EXECUTRICES OF THE ESTATE OF MARION F. WEBER, 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 seal, this the 17th day of July, 2013.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 8-5-2013