BILL GARRETT, Davidson County
Trans:T20130065150 DEEDWARR
Recvd: 07/30/13 15:08 2 pgs
Fees:13.00 Taxes:706.70
20130730-0079431

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131024

Send Tax Bills To:

New Owner

New Owner is:
Colleen Trayser
800 Musket Trail
Nashville, TN 37217

MAP: 135-16-0A

PARCEL: 001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Phyllis K. Dawe, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Colleen Trayser and husband, John Trayser**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **800 Musket Trail, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village, as of record in Book 5200, Pages 186-189 inclusive, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Phyllis K. Dawe (formerly Phyllis K. Tromp) by Quitclaim Deed from Andre T. Tromp, dated 11/12/93 and recorded 11/23/93 in Book 9161, Page 582; and the same property previously conveyed to Andre T. & Phyllis K. Tromp by Warranty Deed from Federal National Mortgage Association, dated 9/16/87 and recorded 10/22/87 in Book 7384, Page 366, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of July, 2013.

GRANTOR(S):

PHYLLIS K. DAWE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Phyllis K. Dawe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of July, 2013.

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

NOTARY PUBLIC
My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$191,000.00**.

AFFIANT

SWORN TO and subscribed before me this 19th day of July, 2013.

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

NOTARY PUBLIC
My commission expires: 5/3/2016