BILL GARRETT, Davidson County
Trans:T20130066290 DEEDWARR
Recvd: 08/02/13 11:14 2 pgs
Fees:13.00 Taxes:1379.18
20130802-0080860

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13060024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $372,750.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2013.

Notary Public
My Commission Expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Wilson and Sarah Wilson 4336 Courtland Dr Nashville TN 37204	New Owner	Tax Parcel ID No. 13211001200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brookie Jill Marler, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Wilson and wife, Sarah Wilson** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Southmeade, as of record in Book 1835, Pages 118 and 119, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Courtland Drive, at the common corner of Lots 8 and 9; thence with the line between said lots, Eastwardly 259.8 feet to a corner of Lot No. 11; thence with the line between Lots 9 and 11, Northeastwardly 75.2 feet to a corner of Lot No. 10; thence with the line between Lots 9 and 10, Northeastwardly 188 feet to a point in the Southerly margin of Southmeade Parkway; thence with the margin of the same, Southwestwardly around a slight curve, 219.3 feet to a concrete monument at the beginning of a curve; thence around said curve, Southwestwardly 29.4 feet to a point in the Easterly margin of Courtland Drive; thence with the margin of the same, Southerly 128 feet to the point of beginning.

Being part of the same property conveyed to Ramon A. Marler and Ruth H. Marler by warranty deed from Marcia Berg of record in Book 5450, Page 970, Register's Office for Davidson County, Tennessee. Ruth H. Marler predeceased Ramon A. Marler, Ramon A. Marler has since died and his last will and testament left all of his property to his children, Brookie Jill Marler and David R. Marler. Said last will and testament was admitted to probate in case 11P519, Seventh Circuit Court, Davidson County, Tennessee. Brookie Jill Marler and David R. Marler are the only heirs at law of Ramon A. Marler.

Being the same property conveyed to Brookie Jill Marler by Quitclaim Deed from David L.* Marler, recorded on the 30th day of May, 2012 in Instrument No. 20120530-0046583, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHMEADE, as recorded in Plat Book 1835, Page(s) 118 and 119.

* Scriveners error - should have been shown as being conveyed from David R. Marler. (# 20120530-0046583)

CB

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4336 Courtland Dr Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2013.

Brookie Jill Marler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brookie Jill Marler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122