BILL GARRETT, Davidson County
Trans:T20130071156 DEEDWARR
Recvd: 08/19/13 10:22 2 pgs
Fees:13.00 Taxes:971.25
20130819-0086783

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $262500.00
(Two Hundred Sixty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 13th day of August, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9/23/15 (NOTARY SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mark D. Valiquette and Allison W. Valiquette 840 Neartop Drive Nashville,TN 37205	New Owner	10314002900

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **LAURA CHARLINE MARS, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARK D. VALIQUETTE AND ALLISON W. VALIQUETTE, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), 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. 30 on the Plan of Hillwood Terrace, of record in Book 2663, page 50, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura Charline Mars, unmarried by deed from Oscar Tivis Nelson, Jr. and wife, Patricia O'Connor Nelson of record in Instrument Number 20120203-0009859, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **840 NEARTOP DRIVE** **NASHVILLE,TN37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 allgenders.

LTSR Number: GTE File: 2013

WITNESS, this 13th day of August, 2013

Laura Charline Mars

Laura Charline Mars

STATE OF Louisiana)
~~COUNTY~~ PARISH OF Jefferson)

On this 13th day of August, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laura Charline Mars** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of August, 2013.

James T. Cronvich
Notary Public

Commission Expires: at death

JAMES T. CRONVICH NOTARY PUBLIC 47010 JEFFERSON PARISH • BARNO. STATE OF LOUISIANA