THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 503
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP- PARCEL ID:**
Marvin L. Mouser, Trustee Deborah G. Mouser, Trustee 6320 Columbia Avenue Nashville, TN 37209	Same	8D A-29370

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Marvin L. Mouser and wife, Deborah G. Mouser** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marvin L. Mouser, Trustee and Deborah G. Mouser, Trustee** of **The Marvin L. Mouser and Deborah G. Mouser Revocable Living Trust**, hereinafter referred to as Grantees, its successors and assigns, their interest in and to a certain tract or parcel of land situated and being in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, Block E on the Plan of Croleywood Subdivision, Section II, of record in Book 1130, page 100, Register's Office for said County.

Said Lot No. 12 front 60.5 feet on the northerly margin of Columbia Avenue and extends back 145.4 feet on the easterly line and 149.6 feet on the westerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Marvin L. Mouser and wife, Deborah G. Mouser by deed from Larry N. Westbrook, Trustee and wife, Candie Y. Westbrook of record in Book 7824, pages 344-346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, easements, encumbrances and covenants of record.

This is improved property known as 6320 Columbia Avenue, Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20130078274 DEEDWARR
Recvd: 09/10/13 10:40 2 pgs
Fees:12.00 Taxes:0.00
20130910-0095419

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, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 5th day of August, 2013.

Marvin L. Mouser
MARVIN L. MOUSER

Deborah G. Mouser
DEBORAH G. MOUSER

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marvin L. Mouser and wife, Deborah G. Mouser** the within-named bargainors, 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 official seal at Nashville, TN, this 5th day of August, 2013.

R. Douglas Little
NOTARY PUBLIC

R. DOUGLAS LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 3/7/2017

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.