WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093810 DEEDWARR
Recvd: 11/01/13 15:46 2 pgs
Fees:13.00 Taxes:1032.30
20131101-0113870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

PUTNAM VERNON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires DEC. 6, 2016

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey D. Olsen and Margie M. Wilkett	Same	103-04-0-095.00
(NAME) 4606 Utah Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WALLACE M. REID JR. AND MAJORIE ANN WATTS, TRUSTEES FOR THE MARJORIE KAIL REID REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACEY D. OLSEN, UNMARRIED AND MARGIE M. WILKETT, UNMARRIED, TENANTS IN COMMON WITH THE RIGHT OF SUVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11 and the West half of Lot No. 10, of Block 4, on the Map of the Sylvan Land Company's Subdivision of record in Book 332, Page 104, Register's Office for said County, and described as follows:

Beginning on the North margin of Utah Avenue 60 feet East of 47th Avenue North; thence Easterly, along the North margin of Utah Avenue 75 feet; thence Northerly parallel to 47th Avenue North, 160 feet to an alley; thence Westerly along said alley 75 feet; thence Southerly parallel to 47th Avenue North, 160 feet to the beginning.

Being the same property conveyed by Quit Claim Deed from Marjorie Reid Kail to The Marjorie Reid Kail Revocable Living Trust as recorded on the 13th day of May, 1995 in Deed Book 10047, Page 407 and Warranty Deed from O. E. Jordan and wife, Nell M. Jordan to Wallace M. Reid, Sr. and wife, Marjorie N. Reid as recorded on the 5th day of January, 1959 in Deed Book 2860, Page 563, in the Register's Office of Davidson County, Tennessee.

This is: Improved property, known as 4606 Utah Avenue (House Number) (Street) Nashville, TN 37209 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders Witness our hands this 11 day of October, 2013.

Wallace M. Reid Jr.
Wallace M. Reid, Jr, Trustee

Majorie Ann Watts
Marjorie Ann Watts, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Wallace M. Reid and Ann Watts, Trustees for the Marjorie Reid Kail Revocable Trust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 11 day of October, 2013.

Notary Public

My Commission Expires:

JOHN A. BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014