BILL GARRETT, Davidson County
Trans:T20130096650 DEEDWARR
Recvd: 11/13/13 10:41 2 pgs
Fees:13.00 Taxes:525.40
20131113-0117171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 142,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NANCY TERZIAN	**NEW OWNER**	**13306019300**
243 WHEELER AVENUE	**SAME**	
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

KRISTA L. ROSER, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NANCY TERZIAN, UNMARRIED

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 Lots Nos. 44, 45, 46, and 47 on the map of J.G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blanchard and Parrish, Surveyor, April 1939, as follows: Beginning on the southerly margin of Wheeler Avenue at a point 497.5 feet west of the westerly line of the Freed land, said point being the corner of Lots Nos. 47 and 48; Thence with the line between said two lots, southwardly 208.6 feet; thence north 88 degrees west 100 feet to the corner of Lots Nos. 43 and 44; thencewith the line between said two lots, northwardly 210.4 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO KRISTA L. ROSSER, A SINGLE PERSON, BY WARRANTY DEED FROM JOYCE MARIE POMEROY AND HUSBAND, LESLIE H. POMEROY AND GLENDA NAPIER, UNMARRIED, DATED 04/30/2010 AND RECORDED ON 05/06/2010 IN INSTRUMENT NUMBER 20100506-0034358 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 243 WHEELER AVENUE, NASHVILLE, TN 37211.

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 in 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 my/our hand(s) this 31st day of October, 2013.

KRISTA L. ROSER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KRISTA L. ROSER, the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY