GSchc
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BILL GARRETT, Davidson County
Trans:T20130102717 DEEDWARR
Recvd: 12/06/13 15:20 3 pgs
Fees:18.00 Taxes:2941.50
20131206-0124557

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $795,000.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2013. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows: Bobby Rouse, Jr. Elizabeth Malin Rouse 7 Wyndham Place Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 116-12-OF-007.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven J. Greil and Gail D. Greil, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bobby Rouse, Jr. and Elizabeth Malin Rouse, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Wyndham Chase, as of record in Plat Book 6900, page 101, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Steven J. Greil and wife, Gail D. Greil, by Trustee's Deed from Sam J. McAllester, III and Marshall L. Hix, as Substitute Trustees, of record in Book 9796, page 775, dated September 15, 1995, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, which have been prorated and paid by Seller. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, page 101, said Register's Office.

3. Deed of Conveyance(s) of record in Book 8131, page 957, and Book 8131, page 980, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7019, page 922, as amended in Book 7419, page 217, and Book 7951, page 5, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **7 Wyndham Place, Nashville, TN 37215.**

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 Grantors covenant with the said Grantees 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, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6th day of December, 2013.

Steven J. Greil

Gail D. Greil

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven J. Greil, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of December, 2013.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail D. Greil, the within named bargainor, 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 6th day of December, 2013.

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016