AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

G#25527-2

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$355,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2013.

Notary ~~Public~~

My commission expires: 7-6-15
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130106590 DEEDWARR
Recvd: 12/23/13 14:00 2 pgs
Fees:13.00 Taxes:1313.50
20131223-0129439

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alicia G. Weatherbee	Suntrust Mortgage	**10510032300**
2106 Grantland Avenue	PO Box 79041	
Nashville, TN 37204	Baltimore, MD 21279-0041	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Adam Tischler and Dana Tischler, husband and wife

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

Alicia G. Weatherbee, single woman

HEREINAFTER CALLED THE GRANTEE, 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. 3 of Block 10 on the Plan of the Subdivision of Blocks 1, 8, 10-15, and Blocks 17-20 also 22, 27-28-31 of Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Adam Tischler and wife, Dana Tischler, by Warranty Deed dated May 3, 2012, from Clayton Kellum, joined by his spouse, Amanda Kellum, of record in Instrument No. 20120509-0040059, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and were paid by the Grantors herein, and subsequent years not yet due and payable.

This is improved property, known as: **2106 Grantland Avenue, Nashville, TN 37204**.

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 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 my/our hand(s) this **20th** day of **December, 2013.**

Adam Tischler

Dana Tischler

Dana Tischler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Adam Tischler and wife, Dana Tischler,** the within named sellers, 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, Tennessee, this **20th** day of **December, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17