NEW OWNER:

Mary Sundell
Timothy Sundell
1310 Greenwood Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1269

Map 083 Group 01-0 Parcel 316.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140003361 DEEDWARR
Recvd: 01/15/14 14:04 2 pgs
Fees:13.00 Taxes:613.83
20140115-0004208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Five Thousand Nine Hundred and 00/100 Dollars ($165,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARGARET H. HERBISON, married** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARY SUNDELL and husband, TIMOTHY SUNDELL** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the plan of Grissim and Blackman's Subdivision of Lots Nos. 2, 3, and 4 in Greenway Subdivision, as of record in Plat Book 974, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 50 feet on the southerly side of Greenwood Avenue and runs back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Margaret H. Herbison, married, by Warranty Deed from Wesley Carson Hazelwood, married, dated May 7, 2007, and of record in Instrument No. 20070508-0055348, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1310 Greenwood Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8th day of **January, 2014**.

Margaret H. Herbison

MARGARET H. HERBISON

Jerome R. Herbison

JEROME HERBISON, joins in this conveyance to convey any marital interest or other interest that he may have in the above referenced property.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARGARET H. HERBISON and JEROME HERBISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 8th day of **January, 2014**.

My commission expires: 3/28/2016

JONATHAN M TINSLEY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **165,900.00** .

Brina Mathis

AFFIANT

Sworn to and subscribed to before me 8th day of **January, 2014**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY