WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150005692 DEEDWARR
Recvd: 01/23/15 10:25 2 pgs
Fees:13.00 Taxes:1846.30
20150123-0006707

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 $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Greenberg	Same As New Owners	103-14-0-068.00
(NAME)	(NAME)	
224 Wilsonia Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Susan L. Tessier, Trustee or any successor Trustee, of the Susan L. Tessier Revocable Trust u/a/d June 23, 2014**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Greenberg and Mary Greenberg, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot Nos. 12, 13 and the westerly part of lot No. 14 in Block "E" on the Plan of Hillwood Estates, Subdivision of Blocks "A", "B", "C", "D", and "E", as of record in Plat Book 1835, Page 59, as amended of record in Instrument 200704090041750, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot, and being more particularly described as follows:

Beginning on the southeasterly margin of West Hillwood Drive at the corner of lots Nos. 11 and 12; thence with the line between said two lots southeastwardly 206 feet to the northerly line of lot No. 14; thence southwardly 190 feet, more or less, to the corner of lots Nos. 14 and 15 on the northerly margin of Wilsonia Drive; thence with said Drive westwardly 357.80 feet to the southeasterly margin of West Hiliwood Drive; thence with the same northeastwardly 385 feet to the beginning.

Being the same property conveyed to Maurine P. Glazer, Trustee of The Maurine P. Gazer Living Trust, established by the Revocable Trust Agreement of Maurine P. Glazer, dated June 25, 1998 by Warranty Deed dated June 25, 1998 from Maurine P. Glazer of record in Book 10999, Page 124, Register's Office for Davidson County, Tennessee and further conveyed to Susan L. Tessier, an unmarried person by Quit Claim Deed dated 03/31/2014 from Susan L. Tessier, Successor Trustee of The Maurine P. Glazer Living Trust, established by the Revocable Trust Agreement of Maurine P. Glazer, dated June 25, 1998 (the "Living Trust") of record in Instrument 201404020027088, Register's Office for Davidson County, Tennessee and further conveyed to Susan L. Tessier, Trustee or any successor Trustee, of the Susan L. Tessier Revocable Trust dated June 23, 2014 by Quit Claim Deed dated July 7, 2014 from Susan L. Tessier, an unmarried person of record in Instrument 201407070059214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 224 Wilsonia Avenue, Nashville, TN 37205
(House Number) (Street) (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 22 day of January, 2015.

SUSAN L. TESSIER, TRUSTEE OR ANY SUCCESSOR TRUSTEE, OF THE SUSAN L. TESSIER REVOCABLE TRUST DATED JUNE 23, 2014

Susan L. Tessier by Harold W. Clark attn. fact

Susan L. Tessier
By: Harold W. Clark, Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold W. Clark with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Susan L. Tessier ~~both as Individual and~~ as Trustee and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he executed the foregoing instrument as her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 22 day of January, 2015

Notary Public Shannon Philbin
My Commission Expires: 7/6/2015

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