Davidson County DEEDWARR
Recvd: 06/02/05 10:38 2 pgs
Fees:13.00 Taxes:710.40
20050602-0062350

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of April, 2005.

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2008

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles O. Gambrel and Christy V. Gambrel
3409 Cobble Street
Nashville, Tennessee 37211

SEND TAX BILLS TO:
American Home Mortgage
538 Broadhollow Road
Melville NY 11747

MAP-PARCEL NUMBERS:
12B-2-256.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chad Reeder and Lisa Reeder, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles O. Gambrel and wife, Christy V. Gambrel** hereinafter referred to as 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 No. 518 on the Plan of Bradford Hills, Section Ten, of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chad Reeder and Lisa Reeder, husband and wife, by warranty deed from Jordan Y. Conger and wife, Sarah H. Conger of record at instrument No. 20011218-0139508, Register's Office for Davidson County, Tennessee, dated December 10, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 6, as amended in Book 7900, Page 495, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, Page 170, and Book 8885, Page 517, Register's Office for Davidson County, Tennessee.

Subject to an Easement for water\sewer of record in Book 8377, Page 769 and 808, Register's Office for Davidson County, Tennessee.

Subject to an Easement Southern Bell of record in Book 1113, Page 606 and Book 1318, Page 441, Register's Office for Davidson County, Tennessee.

Subject to Easement for sewer of record in Book 7690, Page 260 and Book 8298, Page 753, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3409 Cobble Street , Nashville, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 27th day of April, 2005.

Chad Reeder

Lisa Reeder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad Reeder and Lisa Reeder, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained. Witness my hand and official seal this 27th day of April, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BACHETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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