WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18th** DAY OF **May, 2006** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/19/06 15:34 2 pgs
Fees:13.00 Taxes:732.60

20060619-0073143

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Montoya and Laurel S. Bahe	New Owner SAME	**135-16A 44.00 CO**
(NAME) **2505 Ravine Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37217**	(ADDRESS)	
(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, **Peter E. Gebauer, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles E. Montoya and Laurel S. Bahe, joints tenants,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:
Lot 91, NASHBORO VILLAGE, as shown on plat of record in Plat Book 5200, Pages 186 thru 189, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Peter E. Gebauer, married by Warranty Deed from Donald R. Williams and Ish B. Carnahan, both unmarried, recorded on the 18th day of November, 2002 in Instrument No. 20021118-0142490, in the Register's Office of Davidson County, Tennessee.

Aime Gebauer, spouse of Peter E. Gebauer, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2505 Ravine Drive, Nashville, TN 37217**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **May, 2006.**

Peter E. Gebauer

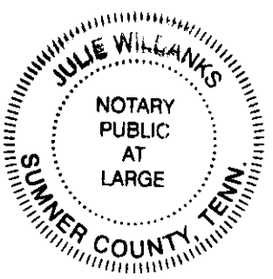
Aime Gebauer

STATE OF **TN**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Peter E. Gebauer and Aime Gebauer, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the day **18th** of **May, 2006**.

Julie Williams
NOTARY PUBLIC



My commission expires:
2/20/08