RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/06 14:33 2 pgs
Fees:13.00 Taxes:390.35
20060906-0110248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00.

Zackery L. Van Arsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TN CHRIS CANTRELL

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Gilbert	USAA Federal Savings Bank	
(NAME)	(NAME)	
3600 Hillsboro Road, Apt G14	10750 McDermott Freeway	Map 142-04-0A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Antonio, TX 78288	Parcel 153.00-CO
(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, **ZACKERY L. VAN ARSDALE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JENNIFER L. GILBERT**, 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 Unit No. 153 in a Horizontal Property Regime located on the Plat of Belle Forest of record in Plat Book 5200, page 167, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Zackery L. Van Arsdale from Michael Reynolds, a married person (Michael L. Van Arsdale and Michael L. Reynolds are one and the same person), by Warranty Deed, dated April 20, 2004, recorded September 2, 2005, of record in Instrument No. 20040423-0046445, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 214 Old Hickory Blvd., Unit #153, Nashville, TN 37221

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 28th day of August, 2006.

Zackery L. Van Arsdale

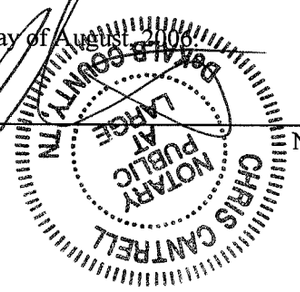
Zackery L. Van Arsdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zackery L. Van Arsdale, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 28th day of August, 2006.

Commission expires: 6/26/07



Notary Public