BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/07 14:03 2 pgs
Fees:13.00 Taxes:424.76
20070516-0058699

State of Tennessee)
County of Davidson)

G#20504-2

The actual consideration or value, whichever is greater, for this transfer is **$114,800.00**.

Randianne Hall Sears
Affiant

Subscribed and sworn to before me, this the 14th day of May, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RANDIANNE HALL SEARS and JAMES ANTHONY SEARS	**CUMBERLAND BANK**	**Map 104-06-0-L Parcel 003.00co**
P. O. Box 158745	**810 Crescent Centre Drive, Suite 320**	
Nashville, TN 37215	**Franklin, TN 37067**	

FOR AND IN 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,

KURT W. GASTEL and wife, REBECCA B. GASTEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDIANNE HALL SEARS and JAMES ANTHONY SEARS, married

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of the Orleans Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Orleans Condominiums, of record in Book 6437, Page 536, and as amended in Book 6442, Page 49, and in Book 6460, Page 96, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6437, Page 547, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Orleans Condominiums, as set out on Exhibit "A" to the Master Deed of record in Book 6437, Page 536, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Kurt W. Gastel and wife, Rebecca B. Gastel, by Warranty Deed dated June 25, 2004, from James l. Riggs, unmarried, of record in Instrument No. 20040701-0078685, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Orleans Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **__3210 Orleans Drive, #3, Nashville, TN 37212__**.

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 my/our hand(s) this **14th** day of **May, 2007.**

Kurt W. Gastel

KURT W. GASTEL

Rebecca B. Gastel

REBECCA B. GASTEL

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 **KURT W. GASTEL and wife, REBECCA B. GASTEL,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **May, 2007.**

Notary Public

My Commission Expires: 3/22/09

