Return To:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 10/27/08 13:21 2 pgs Fees:13.00 Taxes:592.00 20081027-0107108	The actual consideration or value, whichever is greater, for this transfer is **$160,000.00.** Affiant Subscribed and sworn to before me, this the 16th day of October, 2008. Notary Public My commission expires: 9-19-09 (AFFIX SEAL)

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
Jason B. Gambill **Megan P. Nolde**		**Map 086-07, Parcel 147**
1525 Market Square	New Owner	
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anthony S. Venable, Jr. and Melissa A. Venable, husband and wife

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

Jason B. Gambill and Megan P. Nolde

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 No. 216, on the Plan of Jackson's Retreat, a Planned Unit Development, Phase V-A , of record in Plat Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anthony S. Venable, Jr., and wife, Melissa A. Venable, by Deed from Wanda L. Wilson, unmarried, of record in Instrument No. 20060427-0048607, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 5741, Page 360, said Register's Office; Restrictive Covenants of record in Book 6482, Page 679, said Register's Office; By-Laws of record in Book 5745, Page 294, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (_X__) Unimproved (____) property, known as **1525 Market Square, Hermitage, TN 37076**

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 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 **16th** day of **October, 2008.**

Anthony S. Venable, Jr.

Melissa A. Venable

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Anthony S. Venable, Jr. and Melissa A. Venable,** the within named sellers, 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 **16th** day of **October, 2008.**

Notary Public



My Commission Expires: 3/22/09