Davidson County DEEDWARR
Recvd: 01/16/09 10:24 3 pgs
Fees:18.00 Taxes:980.13
20090116-0004218

WARRANTY DEED

THIS INDENTURE, made and entered into this 13TH day of January, 20 09, by and between **SARAH C. MERTZ and KENT A. MERTZ**, party of the first part, and Mark Gauthier and spouse, Lara Ault, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 229 on the Final Plan of Lenox Village II, Section One, as shown by plat of record in Instrument No. 20030106-0001756, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sarah C. Mertz and husband, Kent A. Mertz by Deed from Prudential Relocation, Inc., of record in Instrument No. 20060425-0046999, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 2009, and subdivision restrictions, building lines and easements of record in Plat Book *, Page *, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

* Instrument No. 20030106-0001756

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

SARAH C. MERTZ

KENT A. MERTZ

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **SARAH C. MERTZ**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 19th day of April, 20 08.

Notary Public

JASON A WINSTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: October 17, 2010

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **KENT A. MERTZ**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 19th day of April 20 08.

JASON A WINSTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public My commission expires: October 17, 2010

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 264,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of January, 2009.

Notary Public My commission expires: 8-23-2011

DONNA J. VANDERMEER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Address: **708 ADAMS MILL COURT, NASHVILLE, TN 37211**

Tax Parcel Number: 17309A12700CO

Name and address of property owner, and mail tax bills to:

Mail Tax Bills to:
SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

Name and Address of New Owner:
Mark Gauthier & Lara Ault
708 Adams Mill Court
Nashville, TN 37211

This instrument was prepared by, and after recording, return to:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027