Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me this 22nd day of January, 2010.

Notary Public
My commission expires:

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Davidson County DEEDWARR
Recvd: 01/22/10 15:55 3 pgs
Fees:18.00 Taxes:333.00
20100122-0005852

03-0912-36340

Address of New Owner:	Send Tax Bills to:	Tax-Information
Karl Daniel Kappus, Jr. 1204 Chester Avenue Nashville TN 37206	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	72-14-0-118

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **G & P Properties, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Karl Daniel Kappus, Jr.**, hereinafter called the Grantees, their successors 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 all of Lot No. 17 and the east 7-1/2 feet of Lot No. 16 and the west 11.25 feet of Lot No. 18 on the Plan of Chesterfield Place, as shown on the plan of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to G & P Properties, LLC, by deed from Dale Hemmerly Miller and wife, Susan R. Miller dated December 16, 2005, recorded December 27, 2005 in Instrument No. 20051227-0153327, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1204 Chester Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of January, 2010.

G & P Properties, ~~LLC~~

By: _____ x Paula Reynolds

its Members

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary & Paula Reynolds with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained, and who further acknowledged that ~~he~~ they are the members of G & P Properties, LLC, the within named bargainor, and that ~~he~~ is authorized by G & P Properties, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 22nd day of January, 2010.

_____
Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

