RECORD & RETURN TO: Grissim Title & Escrow, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 28977-08-2009**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $167,500.00.<br>Affiant<br>Subscribed and sworn to before me this 16th day of April, 2010.<br>Notary Public<br>My Commission Expires: |

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 7, 2013

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Jessica Landgesell<br>700 Winter Court/3409 Cobble St.<br>Nashville, TN 37211 | **Send Tax Bills To:**<br>Synovus Mortgage Corp<br>2204 Lakeshore Dr<br>Ste 325<br>Birmingham, AL 35209 | **Tax Information:**<br>Map and Parcel No.:<br>172120B25600CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles O. Gambrel and Christy V. Gambrel, both unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Landgesell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 700 Winter Court/3409 Cobble St., Nashville, TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16th day of April, 2010.

Charles O. Gambrel by carolyn D. akins, attorney-in-fact
Charles O. Gambrel
BY: Carolyn D. Akins, Attorney-In-Fact

Christy V. Gambrel by carolyn D. akins, attorney-in-fact
Christy V. Gambrel
BY: Carolyn D. Akins, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN D. AKINS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said CHARLES O. GAMBREL AND CHRISTY V. GAMBREL and is authorized by the said CHARLES O. GAMBREL AND CHRISTY V. GAMBREL to execute this instrument on their behalf.

Witness my hand and official seal this 16th day of April, 2010.

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 22, 2010

BILL GARRETT, Davidson County
Trans:T20100024401 DEEDWARR
Recvd: 04/26/10 08:02 2 pgs
Fees:13.00 Taxes:619.75
20100426-0031030

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 518 on the Plan of Section Ten, Bradford Hills, as of record in Plat Book 7900, page 6, amended in Book 7900, pages 495 and correcte in Book 9219, page 115, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles O. Gambrel and wife, Christy V. Gambrel by deed dated 04/27/05 from Chad Reeder and wife, Lisa Reeder of record in Instrument No. 20050502-0048804 and Instrument No. 20050602-0062350, Register's Office for Davidson County, Tennessee.

The parties having since divorced, by decree entered in Docket No. 08D38, Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Bradford Hills, Section One of record in Book 8069, page 170, made applicable in Book 8885, page 517, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Bradford Hills Homeowners' Association, Inc., of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Bradford Hills Homeowners' Association, Inc. of record in Book 9779, page 672, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 6, amended in Book 7900, page 495, corrected in Book 9219, page 115, Register's Office for Davidson County, Tennessee.