THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040334**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2010. Notary Public My Commission Expires: 7-5-11

BILL GARRETT, Davidson County
Trans:T20100041619 DEEDWARR
Recvd: 07/07/10 14:18 2 pgs
Fees:13.00 Taxes:407.00
20100707-0053264

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE

WARRANTY DEED

Address New Owner: Airik Mutschler 109 Glen Cove Trail Hermitage TN 37076	Send Tax Bills To: ~~New Owner~~ Republic State 2715 Bissonet #102 Houston Tx 77005	Tax Information: Tax Parcel ID No. 97-8-75

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, **John C. Oliver, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Airik Mutschler**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 254, LAKE PARK, SECTION ELEVEN-B, as shown on plat of record in Plat Book 5200, Page 432, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to John C. Oliver by Warranty Deed from Robert B. Johnson and David L. Johnson d/b/a Johnson Property Mgt., recorded on the 5th day of March, 1997 in Deed Book 10370, Page 554, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAKE PARK, SECTION ELEVEN-B, as recorded in Plat Book 5200, Page(s) 432, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5928, Page 106 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 109 Glen Cove Trail Hermitage TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of June, 2010.

John C. Oliver by Josh Anderson, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for John C. Oliver,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee
Notary Public
County of Sumner