Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of March, 2011

Notary Public
Commission Expires: 5/8/2012

BILL GARRETT, Davidson County
Trans:T20110014074 DEEDWARR
Recvd: 03/09/11 08:53 2 pgs
Fees:13.00 Taxes:1887.00
20110309-0018719

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Randall Gilberd and Jennifer Kroll 816 Russell Street Nashville, TN 37206	Randall Gilberd and Jennifer Kroll 816 Russell Street NashvilleTN37206	082-16-0-144.00

WARRANTY DEED

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

Jack Cumber, unmarried and James Martinez, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randall Gilberd and Jennifer Kroll, husband and wife

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. 65 and the westerly 10.0 feet of Lot No. 64 on the Plan of Barrow's Addition to Edgefield, now East Nashville, of record in Plat Book 1, page 13, Chancery Court of Davidson County, Tennessee.

Said Lot No. 65 and the westerly 10.0 feet of Lot No. 64 front together 60.0 feet on the southerly side of Russell Street and extend back, between parallel lines, 170.0 feet to an alley.

Being the same property conveyed to Jack Cumber, married, and James Martinez, unmarried, tenants in common with rights of survivorship, by Warranty Deed from Stephen Schilling and wife, Michele K. Desvignes Schilling, dated 11/15/02 and recorded 11/19/02 in Instrument Number 20021119-0143181, Register's Office for Davidson County, Tennessee. Power of Attorney for Michele K. Desvignes Schilling of record in Instrument Number 20021119-0143180, said Register's Office.Jack Cumber, married, vesting is incorrect. He was verified as unmarried at the time of purchase and is currently unmarried.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 816 Russell Street 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 and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of March, 2011

Jack Cumber

James Martinez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack Cumber and James Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of March, 2011.

Notary Public

Commission Expires: 05/08/2012

SANDY MEYER
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN