WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110018260 DEEDWARR
Recvd: 03/29/11 11:15 2 pgs
Fees:13.00 Taxes:7918.00
20110329-0024092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,140,000.00

Affiant

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy W. Ivey, Trustee of the Tiburon Trust	Christy W. Ivey, Trustee of the Tiburon Trust	**116-2-A-3CO**
(NAME) **104 Woodmont Blvd / Suite 100**	(NAME) 104 Woodmont Blvd / Suite 100	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Edward W. Karrels, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christy W. Ivey, Trustee of the Tiburon Trust, 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. 3, on the Final Plat of HILL PLACE, of record in Plat Book 7900, Page 913 and Pages 923-932 amended in Book 9854, Page 235 and as corrected in Book 10058, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of HILL PLACE, as said areas are set forth and defined in Restrictions of record in Book 9645, Page 85 and Book 9658, Page 19 and in Book 10872, Page 520, Book 11548, Page 57 and Instrument No. 20010510-0048634 and By-Laws of record in Book 9645, Page 111, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Edward W. Karrels by deed dated April 2, 2998 from Earl Harper Dunn, Jr. and wife Janet Dunn of record in Book 10871, Page 640, Register's Office for Davidson County, Tennessee.

Kim Karrels joins in this conveyance to relinquish any and all rights, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to Edward W. Karrels.

unimproved ☐

This is improved ☒ property, known as **2010 Fransworth Drive, Nashville, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 **28th day of March, 2011**.

Edward W. Karrels

Kim Karrels

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Edward W. Karrels and Kim Karrels** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I. Dyke Tatum Notary Public