PICK-UP

BILL GARRETT, Davidson County
Trans:T20110022574 DEEDWARR
Recvd: 04/18/11 09:29 2 pgs
Fees:13.00 Taxes:573.50
20110418-0029546

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of April, 2011, by and between Stephen B Hughes, unmarried, party of the first part, and Gaby Mathaeus, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 26 and the west of Lot 10 feet of Lot No. 27 on the Plan of Burchwood Place, of record in Book 547, Page 183, Register's Office for said County.
Said lot and part of lot adjoin and front together 70 feet on the north side of Burchwood Avenue, and runs back between parallel lines 139 feet to a dead line.

Being all or part of the same property conveyed to Stephen B. Hughes by virtue of that certain Warranty Deed dated October 30, 2009, at Instrument No. 20091102-0100862 and Scrivener's Affidavit at Instrument No. 20091216-011508 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

It is the intention and agreement of the arties hereto that the Deed of Trust executed by the undersigned to Memorie K. White, trustee, dated October 30, 2009 of record in Instrument No. 20091102-01000363 in the Register's Office for Davidson County, Tennessee, shall not be merged into fee simple title and shall continue and remain in full force and effect.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Stephen B Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Stephen B Hughes, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of April, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Gaby Mathaeus
1013 Burchwood Ave
Nashville, TN 37216

Tax Parcel No 07209009600

Property Address: 1013 Burchwood Avenue
Nashville, TN 37216

MAIL TAX
BILLS TO: Gaby Mathaeus
1013 Burchwood Ave
Nashville, TN 37216

Firm File #: 20110410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $0.00 which amount is $155,000.00 (CNA) equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of April, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY