Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $95,700.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2011.

Notary Public
My commission expires: 01/07/2013

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110023340 DEEDWARR
Recvd: 04/20/11 12:54 3 pgs
Fees:18.00 Taxes:354.09
20110420-0030492

05-1103-65186

Address of New Owner:	Send Tax Bills to:	Tax Information
Max Gunther	Max Gunther	43-09-0-367
510 Dupont Avenue	783 Saussy Place	
Madison TN 37115	Nashville, TN 37205	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Dempsey Harvey, married and Mary P. Harvey, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Max Gunther and wife, Ardina Pruijssers, hereinafter called the Grantees, their successors 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. 1, on the Plan of Madison Park Meadows, of record in Plat Book 4660, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Dempsey Harvey and wife, Mary P. Harvey by deed from Ronald Buchanan, Trustee, dated August 17, 1976, recorded August 19, 1976 in Book 5059, Page 170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

Mary P. Harvey and Mary Paulette Harvey are one and the same person.

This property is improved property known as 510 Dupont Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of April, 2011.

Robert Dempsey Harvey

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ WILLIAMSON AR

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Dempsey Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in BRENTWOOD, TN, this 12th day of April, 2011.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

WITNESS my hand this 23rd day of March, 2011.

Mary Paulette Harvey

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Paulette Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23rd day of March, 2011.

Notary Public
State of Tennessee at Large

My Commission expires 4/23/2014

