(2)

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00 Affiant Subscribed and sworn to before me, this 18th DAY OF April, 2011. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)
ET-11-2150	

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC 4470 Old Lebanon Dirt Road Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob L. Gabbard	Same (NAME)	
4040 Longfellow Drive		062020B03100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMY L. MULLICAN AND HUSBAND, JOSHUA S. BALTZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACOB L. GABBARD AND WIFE, SARAH E. GABBARD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 115, PLAN OF ABBINGTON PARK, PHASE ONE, SECTION ONE, as shown on plat of record in Instrument No. 20030328-0041019, 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 Amy L. Mullican, an unmarried woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 12th day of September 2003, in Instrument No. 20030912-0134604, in the Register's Office of Davidson County, Tennessee.

Joshua S. Baltz, spouse of Amy L. Mullican, joins in this conveyance to relinquish any rights he may have in and to said property; marital or otherwise.

This conveyance is subject to property taxes for the year 2011, and all subsequent years, and to any and all easements, conditions, restrictions, and/or assessments of record.

unimproved ( )
This is improved (X) property, known as 4040 Longfellow Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of April, 2011.

Amy L. Mullican

Joshua S. Baltz by Amy L. Mullican, as Attorney in Fact

attorney in fact

BILL GARRETT, Davidson County
Trans:T20110023517 DEEDWARR
Recvd: 04/21/11 09:21 2 pgs
Fees:13.00 Taxes:554.63
20110421-0030719

STATE OF Tennessee

COUNTY OF Wilson

On this the 18th day of April 2011, before me personally appeared Amy L. Mullican, as herself, and as Attorney in Fact for Joshua S. Baltz; the said Amy L. Mullican to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, individually, and on behalf of Joshua S. Baltz, and who acknowledged that she executed the same as the free act and deed of the said Joshua S. Baltz, by virtue of that Power of Attorney duly executed by the said Joshua S. Baltz, appearing of record in Book *_____, Page _____, Register's Office of Sumner County, Tennessee *20110421-0030718

Witness my hand and official seal, this the 18th day of April 2011.

Notary Public

My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520