WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
[illegible] Suite 175
BILL GARRETT, Davidson County 216
Trans:T20110037270 DEEDWARR
Recvd: 06/22/11 09:44 2 pgs
Fees:13.00 Taxes:556.85
20110622-0047737

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KELLY ANN [illegible] COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Novotny	Fifth Third Mortgage Company	13302005700
(NAME)	(NAME)	
252 Thuss Avenue	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Michael J. Gilbert and wife, Jennifer K. Gilbert**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathan Novotny and wife, Haley Novotny**, 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. 27 on the Map of Woodbine Sales Corporation Plan of Lots called Pleasant View, as of record in Book 1130, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Gilbert and wife, Jennifer K. Gilbert, by Warranty Deed from Shawn Blackney and wife, Margaret Blackney, dated October 29, 2010 and filed of record in Instrument Number 20101112-0090907, said Register's Office. Previously being the same property conveyed to Shawn Blackney and wife, Margaret Blackney, by deed from Rita Huffer and husand, Svend D. Thomsen,dated September 21, 2006 of record in Instrument Number 20060923-0118985, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 252 Thuss Avenue, Nashville, TN 37211

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, has 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 our hands this **15th** day of **June, 2011**

Michael J. Gilbert

Jennifer K. Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Michael J. Gilbert and Jennifer K. Gilbert**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **June, 2011**

Notary Public

My commission expires: 7.3.12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON