BILL GARRETT, Davidson County
Trans:T20110047424 DEEDWARR
Recvd: 08/03/11 14:06 2 pgs
Fees:13.00 Taxes:3663.00
20110803-0059789

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & BLACKBURN, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 130 03 0 053.00

The actual consideration or value, whichever is greater, for this transfer is $990,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of August, 2011.

My Commission Expires: 5/20/14

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Victor E. Gatto
620 Westview Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:

new owner

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **ELIZABETH J. CHERNAU** (hereinafter the "Grantor"), has bargained and sold, and does by these presents transfer and convey, unto **VICTOR E. GATTO, III AND WENDY ANDERSON GATTO, husband and wife** (hereinafter and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat of Chernau - Paine Subdivision, of record in Plat Book 8250, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STANLEY M. CHERNAU AND WIFE, ELIZABETH J. CHERNAU, by deed from WALTER S. BEARDEN, JR. AND WIFE, FRANCES BEVINGTON BEARDEN, of record in Book 4024, page 227, dated June 8, 1966, said Register's Office, and also includes a portion of property conveyed to STANLEY M. CHERNAU AND WIFE, ELIZABETH J. CHERNAU, by deed from DOROTHY PROCTOR REID AND PATRICIA PROCTOR CARLSON, ACTING BY HER ATTORNEY-IN-FACT DOROTHY P. REID UNDER POWER OF ATTORNEY OF RECORD IN BOOK 5128, PAGE 195, of record in Book 5128, page 200 and rerecorded in Book 5137, page 219, dated March 21, 1977, said Register's Office. The said Stanley M. Chernau having since died on or about May 10, 2010.

BEING improved property known as 620 Westview Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs,

successors and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County and City of Belle Meade Real Property Taxes for the year 2011 and subsequent years. Tax Parcel No. 130 03 0 053.00.

2. All matters shown on Plats recorded in Book 421, pages 102 and 103, Book 974, page 4, and Book 8250, page 78, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 5787, page 294, said Register's Office, Register's Office for Davidson County, Tennessee.

4. Easement for water pipe line as mentioned in agreement between J. L. Webb Pipeline Company and Royal Oaks Lease Company of record in Book 924, page 24, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs and/or assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused her name to be affixed hereto on this the 1st day of August, 2011.

ELIZABETH J. CHERNAU

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **ELIZABETH J. CHERNAU,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 1st day of August, 2011.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013