THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30145-07-2011** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $139,000.00. Affiant Subscribed and sworn to before me this 8th day of August, 2011. Notary Public My Commission Expires: 5/2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. ANGELA Y. POSTON-HILL

WARRANTY DEED

Address New Owner: Andrew D. Marshall 608 Freedom Court Nashville, TN 37209	**Send Tax Bills To:** SWBC 213 Overlook Circle, Ste. A-4 Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 090 120 18500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Louise Stokely Gebhardt, as to a life estate, and Mary Jane Gebhardt Ford and James Adam Gebhardt**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew D. Marshall, an unmarried person, and Christopher A. Marshall and Stephanie C. Marshall, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 608 Freedom Court, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not the primary residence of Mary Jane Gebhardt Ford and James Adam Gebhardt.

BILL GARRETT, Davidson County
Trans:T20110049630 DEEDWARR
Recvd: 08/12/11 15:21 3 pgs
Fees:18.00 Taxes:514.30
20110812-0062486

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of August, 2011.

Mary Louise Stokely Gebhardt

Mary Jane Gebhardt Ford
BY: James Adam Gebhardt, Attorney-In-Fact

James Adam Gebhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Louise Stokely Gebhardt and James Adam Gebhardt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2011.

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Adam Gebhardt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Mary Jane Gebhardt Ford and is authorized by the said Mary Jane Gebhardt Ford to execute this instrument on her behalf.

Witness my hand, at Office, this 9th day of August, 2011.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Charlotte Park, Section II, of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Adam Gebhardt, Jr. and wife, Mary Louise Gebhardt from J. Douglas Wright and J. Douglas Wright, Jr., by warranty deed recorded August 1958, in Book 2798, page 605, Register's Office for Davidson County, Tennessee. The said Adam Gebhardt, Jr. died, and Mary Louise Gebhardt conveyed her interest in the subject property to Mary Jane Gebhardt Ford and James Adam Gebhardt by warranty deed recorded January 1978, in Book 5245, page 241, Register's Office for Davidson County, Tennessee, reserving in said deed a life etate to herself, Mary Louise Gebhardt.

Mary Louise Stokely Gebhardt, Mary Jane Gebhardt Ford and James Adam Gebhardt conveyed a life estate to Lucy Murphy Stokely, by warranty deed recorded September 1986, in Book 6974, page 26, Register's Office for Davidson County, Tennessee. The said Lucy Murphy Stokely died on July 10, 1989.

Mary Louise Stokely Gebhardt is one and the same person as Mary Louise Gebhardt.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.