WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Chris Lind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2011.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20110050167 DEEDWARR
Recvd: 08/16/11 10:06 2 pgs
Fees:13.00 Taxes:370.00
20110816-0063081

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry J. Gehrett	PNC Mortgage	Map 150-11
(NAME)	(NAME)	
4200 Laubert Road	871 West Maple Street	Parcel 275
(ADDRESS)	(ADDRESS)	
Atwater, Ohio 44201	Hartville, OH 44632	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JEFFREY T. JONES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY J. GEHRETT AND CAROLYN L. GEHRETT, HUSBAND AND WIFE,** 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. 12 on the Plan of Belle Oaks Subdivision, Phase 1, of record in Plat Book 6900, page 768, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffrey T. Jones, unmarried, by deed dated November 24, 1998, from Michael E. Martin and Felicia E. Martin of record in Book 11230, page 432, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 6900, page 768, said Register's Office; and (c) restrictive covenants of record in Book 7821, page 266, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 104 Belle Oaks Court, Antioch, Tennessee 37013
(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 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, 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 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 August, 2011.

Jeffrey T. Jones by
Kevin D. Montgomery, attorney in fact

Jeffrey T. Jones
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August 2011, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Jeffrey T. Jones and acknowledged that he executed the same as the free act and deed of Jeffrey T. Jones.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 2011

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public