GS Rm
Box 44

BILL GARRETT, Davidson County
Trans:T20110059954 DEEDWARR
Recvd: 09/27/11 11:40 2 pgs
Fees:13.00 Taxes:765.90
20110927-0074717

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23RD DAY OF SEPTEMBER, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES: 1-6-14

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows: The Nuhn Family Trust PO Box 1586 Roosevelt, UT 84066	Send Tax Bills To: Danielle Sue Costill Edwin Ewing Reed, III 408 Capri Court Nashville, TN 37209	Map-Parcel Number: 090-15-0-145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christy M. Daniel, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Norman D. Nuhn and Ann L. Nuhn, Co-Trustees of The Nuhn Family Trust dated the 15th day of May, 2001**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1157, as shown on the map entitled the Plan of Charlotte Park, Section 16, of record in Plat Book 3300, page 97, 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 Frank Gray Hancock and wife, Teresa E. Hancock, by deed from Cumberland Valley Builders, Inc., of record in Book 3577, page 573, dated July 17, 1963, said Register's Office. The said Frank Gray Hancock having since died on

or about October 26, 1968. The said property being furthered conveyed to Teresa E. Morris a/k/a Teresa E. Hancock and Christy M. Daniel, as joint tenants with the right of survivorship, by Quitclaim Deed of record in Book 7938, page 883, dated September 12, 1989, said Register's Office. The said Teresa E. Morris having since died on April 8, 2010.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for years subsequent to 2011, which have been assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 3300, page 97, said Register's Office.

3. Electrical Permit for pool house of record in Book 6297, page 173, said Register's Office. Said permit has a resrtriction that said pool house cannot be used as living quarters, for commercial activity, or any other use incongruous with current Zoning Regulations.

This is improved property known as: **408 Capri Court, Nashville, TN 37209.**

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 successors and assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of September, 2011.

Christy M. Daniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christy M. Daniel, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of September, 2011

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 3, 2012

Notary Public

My Commission Expires: 09/03/2012