PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
11-1-191

BILL GARRETT, Davidson County
Trans:T20110063568 DEEDWARR
Recvd: 10/12/11 08:41 2 pgs
Fees:13.00 Taxes:1572.50
20111012-0079120

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of October, 2011 by and between Lynwood E. Gregory, III and wife, Rebecca D. Gregory, hereinafter referred to as GRANTOR, and Gary Eberhard and Joan L. Eberhard, husband & wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville , County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of a Resubdivision of Lots 52, 53 and 54, Section One, Myrtlewood Estates of record in Book 5190, page 601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

All matters appearing on the plan of a Resubdivision of Lots 52, 53 and 54, Section One, Myrtlewood Estates of record in Book 5190, page 601, Register's Office for said County.

Restrictive Covenants contained in instrument of record in Book 5801, page 814 and amended in Book 6007, page 776, Register's Office for said County.

Being the same property conveyed to Lynwood E. Gregory, III and wife, Rebecca D. Gregory by Warranty Deed from Robert Timothy Schmidt and Carol Anne Croft, both unmarried, dated August 21, 1997, recorded August 25, 1997, of record in Book 10579, page 648, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6009 Woodland Hills Drive, Nashville , TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Lynwood E. Gregory, III
Lynwood E. Gregory, III
By: Cindy Darnell as his attorney in fact

Rebecca D. Gregory
Rebecca D. Gregory
By: Cindy Darnell as her attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of October, 2011 before me personally appeared Cindy Darnell, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lynwood E. Gregory, III, and acknowledged that she executed the same as the free act and deed of said Lynwood E. Gregory, III.

Witness my hand, at office, this 7th day of October, 2011.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of October, 2011 before me personally appeared Cindy Darnell, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rebecca D. Gregory, and acknowledged that she executed the same as the free act and deed of said Rebecca D. Gregory.

Witness my hand, at office, this 7th day of October, 2011.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Gary Eberhard and Joan L. Eberhard
6009 Woodland Hills Drive, Nashville, TN 37211

Send Tax Statements to:
SunTrust Mortgage Inc.
401 Commerce Street Ste 5400
Nashville, TN 37219

Map & Parcel 172.02-0-042.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $425,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of October, 2011.

Notary Public

My Commission Expires: 07/08/13

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067