WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110065734 DEEDWARR
Recvd: 10/20/11 12:51 2 pgs
Fees:13.00 Taxes:388.50

20111020-0081729

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2011.

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRANDY K. GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James A. Lynch, Jr.	Excel Mortgage Servicing, Inc.	Parcel ID:
3012 Hillhusrt Dr.	19500 Jamboree Rd., Ste. 400	06007004900
Nashville, TN 37207	Irvine, CA 92612	

FOR AND IN 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, we

Raymond Matthew Gebhardt, Sole Heir of the Estate of Mary Barbara Gebhardt

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James A. Lynch, Jr.

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:

BEING Lot No. 40, on the Plan of Hillhurst Acres, Section One, of record in Book 2331, Pages 50 and 51, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Fred M. Gebhardt, Jr. and wife, Barbara M. Gebhardt by deed from Richmond Homes, Inc., of record in Book 2494, Page 490, dated August 30, 1955, Register's Office for said County. The said Fred M. Gebhardt, Jr. having predeceased Barbara M. Gebhardt on December 22, 1999. The said Barbara M. Gebhardt, a/k/a Mary Barbara Gebhardt died on September 10, 2009. The Grantor herein executes this instrument as Sole Heir of the Estate of Mary Barbara Gebhardt pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 09P1908.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2331, Pages 50 and 51, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3012 Hillhusrt Dr., Nashville, TN 37207

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 19th day of October, 2011.

Raymond Matthew Gebhardt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Matthew Gebhardt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 2011.

My Commission Expires: 11/7/15

Notary Public

