WARRANTY DEED	State of Tennessee County of Davidson / Sumner The actual consideration ~~or value~~, whichever is greater, for this transfer is $ 259,000.00 Rebecca Campbell Affiant Subscribed and sworn to before me, this the 1st day of November, 2011. Notary Public My commission expires: 12/28/13 (AFFIX SEAL)

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gene Marshall Hart,III	Pinnacle National Bank	Map 083-13-0 Parcel 382.00
1517 Russell St	150 3rd Avenue South #900	
Nashville, TN 37206	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey Jacob Cundiff and Jessica Landess Muse Cundiff, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gene Marshall Hart,III , a single man

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.60 of Block "G" , on the Plan of Lindsley Home Place, of record in Chancery Court Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey Jacob Cundiff, a single person and Jessica Landess Muse, by Deed dated February 28, 2007 from Mark A. Raasch, unmarried, of record in Instrument No. 20070302-0025917, Register's Office for Davidson County, Tennessee, and further conveyed to Jeffrey Jacob Cundiff and wife Jessica Landess Muse Cundiff, as tenants by the entirety by Deed dated November 22, 2007 from Jeffrey Jacob Cundiff and Jessica Landess Muse, of record in Instrument No. 20071129-0138546, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **1517 Russell St, Nashville, TN 37206**

BILL GARRETT, Davidson County
Trans:T20110071163 DEEDWARR
Recvd: 11/10/11 12:01 2 pgs
Fees:13.00 Taxes:958.30
20111110-0088063

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 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/our hand(s) this **1st** day of **November, 2011.**

Jeffrey Jacob Cundiff

Jessica Landess Muse Cundiff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey Jacob Cundiff and Jessica Landess Muse Cundiff,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **November, 2011.**

Notary Public

DIANA AU[illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: November 28, 2011