WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Alice J Stewart
Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-25-2012
(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R-VRES-12-2706

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert M. Gershbein	Guaranty Bank F.S.B.	
2706 Woodlawn Drive	(NAME) P.O. Box 245014	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Milwaukee, WI 53224	104-15-373.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JESSICA G. GICHNER AND HUSBAND, JASON M. GICHNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT M. GERSHBEIN AND EMILY O. GERSHBEIN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE WESTERLY 50 FEET OF THE EASTERLY 100 FEET OF THE SOUTHERLY HALF OF LOT NO. 23 ON THE MAP OF BELAIR, OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 23 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WOODLAWN DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 192 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JESSICA N. GREEN, NOW BEING MARRIED AND KNOWN AS JESSICA G. GICHNER TO JESSICA G. GICHNER AND HUSBAND, JASON M. GICHNER AS RECORDED ON THE 3RD DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090603-0051507 AND WARRANTY DEED FROM GREGORY A. BINDER AND WIFE, MICHELLE M. BINDER TO JESSICA N. GREEN, UNMARRIED AS RECORDED ON THE 16TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030616-0082486, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 6; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2706 Woodlawn Drive, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120008903 DEEDWARR
Recvd: 02/06/12 12:09 2 pgs
Fees:13.00 Taxes:1191.40
20120206-0010486

Witness my/our hand(s) this 30th day of January, 2012.

Jessica G. Gichner

Jason M. Gichner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica G. Gichner and Jason M. Gichner, the within named bargainor, 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, this the 30th day of January, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483