THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12010058**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this6th day of March, 2012. Notary Public My Commission Expires:

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20120017266 DEEDWARR
Recvd: 03/08/12 13:53 2 pgs
Fees:13.00 Taxes:1628.00
20120308-0020445

WARRANTY DEED

Address New Owner: Luke G. Gebhard 1700 Warfield Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13103015500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carl Gebhard and Emily Gebhard, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luke G. Gebhard**, *~~married~~ ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*and wife, Lysbeth D. Gebhard

Land in Davidson County, Tennessee, being Lot 7, PLAN OF RESUBDIVISION OF LOTS 6, 7 AND PART OF 5 ON THE MAP OF NEIL HUNT SUBDIVISION, as shown on plat of record in Instrument No. 20040804-0093340, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carl Gebhard and Emily Gebhard, husband and wife by Warranty Deed from Jason B. Hutson, married, recorded on the 4th day of October, 2010 in Instrument No. 20101004-0078862, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Jason B. Hutson by warranty deed of record in Instrument No. 20040811-0097030 dated August 6, 2004, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF RESUBDIVISION OF LOTS 6, 7 AND PART OF 5 ON THE MAP OF NEIL HUNT SUBDIVISION, as recorded in Instrument No. 20040804-0093340.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1129, Page 321, amended in Book 6104, Page 64.

This is improved property located at 1700 Warfield Drive Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2012.

Carl Gebhard by Will Chapman, his attorney-in-fact

Carl Gebhard by Will Chapman, his attorney-in-fact

Emily Gebhard by Will Chapman, her attorney-in-fact

Emily Gebhard by Will Chapman, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Carl Gebhard and Emily Gebhard,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of March, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014