BILL GARRETT, Davidson County
Trans:T20120026984 DEEDWARR
Recvd: 04/13/12 10:01 2 pgs
Fees:13.00 Taxes:595.70
20120413-0031615

**WARRANTY DEED**

Record & Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of **April, 2012**

Notary Public

MY COMMISSION EXPIRES: 4/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dena K. Gaither and Kyle A. Gaither | Synovus Mortgage Corporation | 14214001700 |
| (NAME) | (NAME) | |
| 716 Harpeth Parkway West | 2204 Lakeshore Drive, Suite 325 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Birmingham, AL, 35209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/WE, **Holland Carley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dena K. Gaither and Kyle A. Gaither**, 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 part of Tract XIV, and being Lot No. 77 on the Plan of Harpeth Valley Park, Section I of record in Book 3600, pages 93-94, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Holland Carley by Warranty Deed from The James Walter Pickle Charitable Foundation dated April 12, 2007 and filed on April 13, 2007 in Instrument Number 20070413-0044812, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 716 Harpeth Parkway West, Nashville, TN 37221

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, has 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 our hands this **9th** day of **April, 2012**

**Holland Carley**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Holland Carley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **April, 2012**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON