THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120027350 DEEDWARR
Recvd: 04/16/12 08:50 2 pgs
Fees:13.00 Taxes:152.81
20120416-0032091

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***41,300.00.

Affiant

Subscribed and sworn to before me this 12th day of April, 2012.

Notary Public

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jon Sewell 507 Hagan Street Nashville, Tennessee 37203	SAME	MAP 105-07-0 PARCEL 083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty One Thousand Three Hundred and 00/100 Dollars ($***41,300.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Eun Gabelman, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jon Sewell, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly forty (40) feet of Lot No. Fifty (50) on the Plan of Hagan and Merritt's Resubdivision of Blocks "I", "J", "K", "L", "M" and "N" of the Merritt Lands of record in Plat Book 161, Page 49, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. Fifty (50) fronts forty (40) feet on the easterly side of Hagan Street and runs back between parallel lines, with the southerly margin of Rose Avenue, one hundred sixty-four (164) feet to an alley.

BEING the same property conveyed to David Gabelman and wife, Eun Gabelman by Warranty Deed dated November 18, 1987, from Tennessee Real Estate Company of record in Book 7407, page 726, in the Register's Office for Davidson County, Tennessee; the said David Gabelman having since died on August 10, 2005.

This is improved property known as 507 Hagan Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Hagan and Merritt's Resubdivision of Blocks "I", "J", "K", "L", "M" and "N" of the Merritt Lands of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 12th day of April, 2012.

Eun Gabelman

By: Ronald H. Bice, Jr.
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ronald H. Bice, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Eun Gabelman and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Eun Gabelman.

WITNESS my hand and official seal this 12th day of April, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY