THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050825**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 23~~rd~~ day of May, 2012. Notary Public My Commission Expires: 7-26-2015

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120038862 DEEDWARR
Recvd: 05/29/12 09:05 2 pgs
Fees:13.00 Taxes:4625.00
20120529-0045842

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian O. Bachmann and Beth A. Bachmann 1500 Linden Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 10513007900

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, **Elizabeth V. Gregory, Trustee of the Linden Avenue Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian O. Bachmann and wife, Beth A. Bachmann**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47B, on the Plan of Belmont Land Co.'s Plan, of record in Book 421, Page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot 47-B fronts 50 feet on the Northerly side of Linden Avenue and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Elizabeth V. Gregory, Trustee of the Linden Avenue Trust by Warranty Deed from DreamInc., a Tennessee Corporation, recorded on the 18th day of October, 2010 in Instrument No. 20101018-0083397, in the Register's Office of 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 BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page 34.

Covenants, Conditions and Restrictions recorded in Book 362, Page 132.

Driveway Agreement recorded in Book 4242, Page 284.

Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. BL2005-556 in the Metro Clerk's Office for Davidson County, Tennessee, and any restrictions imposed by the Metropolitan History Zoning Commission, not of record, pursuant to said Conservation Zoning Overlay.

Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20101122-0092994.

This is improved property located at 1500 Linden Avenue Nashville TN 37212

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 23rd day of May, 2012.

Elizabeth V. Gregory, Trustee of the Linden Avenue Trust

Elizabeth V. Gregory, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth V. Gregory, Trustee of the Linden Avenue Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Linden Avenue Trust, the maker or a constituent of the maker and as Trustee 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 23rd day of May, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014