WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049409 DEEDWARR
Recvd: 07/05/12 10:31 2 pgs
Fees:13.00 Taxes:547.60
20120705-0058937

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $148,000.00.

Affiant

Subscribed and sworn to me on June 29, 2012.

NOTARY PUBLIC 6-26-16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Will Caldwell
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25498SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kelli E. Gauthier 1002 N. 16th Street Nashville, TN 37206	FARMINGTON FNCL 2002 RICHARD JONES RD STE 300 A NASHVILLE TN 37215	83-02-130.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Carrie R. Logan and husband Kyle E. Lampert, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kelli E. Gauthier, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan showing Subdivision of Lots Nos. 8, 9 & 10, and part of Lot No. 7 of Block "A", Lot Numbers 13 & 14 of Block "B" and all of block "C" in the subdivision of the Weakley Home Place, of record in Book 547, page12, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 50 feet on the westerly side of Porter Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Carrie R. Logan, an unmarried person, by Warranty Deed from Tim Foresman of record as Instrument No. 20060914-0114112 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record in Book 547, page 12, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1002 N. 16th Street, Nashville, TN 37206.

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, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on June 29, 2012.

Carrie R. Logan

Carrie R. Logan

Kyle E. Lampert

Kyle E. Lampert

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 29, 2012, before me personally appeared Carrie R. Logan and Kyle E. Lampert to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 29, 2012.

Will Caldwell

NOTARY PUBLIC

My Commission Expires:

WILL CALDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Will Caldwell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE