Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public
My commission expires: 9/22/14

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

03-1205-37693

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald B. Rice 1260 McGavock Pike Nashville TN 37216	Wilson Bank & Trust 623 W. Main St. Lebanon, TN 37087	072-07-0 211.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christoph Zeller and wife, Amy Stone Zeller, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald B. Rice, hereinafter called the Grantees, their successors 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 Lot No. 1 on the Map of a proposed subdivision of the M. Edmondson Property, not of record, described according to a survey made by Richard B. Omohundro, Surveyor, dated 4/22/72 as follows: beginning at the southwesterly intersection of Maxey Lane and Glenmeade Drive; thence with the margin of Maxey Lane, North 87° 20' W 105 feet (108.5 by actual field measure); thence South 15° 50' W 180.4 feet (178 feet more or less by actual field measure) to the northwesterly corner of the property conveyed to William S. Smotherman and wife, by deed of record in Book 3278, Page 289, and re-recorded in Book 3313, Page 337; thence with the Smotherman's northerly line easterly 136 feet more or less to a point in the westerly margin of Glennmeade Drive, thence with the same, North 7° E 200 feet (176 feet by actual field measure) to the point of beginning.

Being the same property conveyed to Christoph Zeller and Amy Stone by deed from Adam Barnes and wife, Cheryl Barnes dated July 31, 2006, recorded August 4, 2006 in Instrument No. 20060804-0095462, Register's Office for Davidson County, Tennessee. Grantees having since married and Amy Stone now being known as Amy Stone Zeller.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1260 McGavock Pike, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120050914 DEEDWARR
Recvd: 07/11/12 10:48 2 pgs
Fees:13.00 Taxes:943.50
20120711-0060787

WITNESS my hand this 29th day of June, 2012.

Christoph Zeller By: Amy Stone Zeller, Attorney in Fact

Amy Stone Zeller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Stone Zeller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of June, 2012.

Rachelle Caudill
State of Tennessee at Large

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission expires 09/22/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Amy Stone Zeller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Christoph Zeller and that she is authorized by him to execute this instrument on his behalf.*

Witness my hand and official seal at Nashville, TN, this 29th day of June, 2012.

Notary Public

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/22/14

*by virtue of an instrument of record in Instrument 20120711-0060786, of the Register's Office of Davidson County, Tennessee.