RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30454
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20120058473 DEEDWARR
Recvd: 08/07/12 13:29 2 pgs
Fees:13.00 Taxes:4432.60
20120807-0070323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $~~1,200,000.00~~ 198,000

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2012.

Notary Public

My commission expires: 6-26-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul M. Gaustad	Fifth Third Mortgage Co.	**13008009300**
3811 Trimble Road	810 Crescent Center Dr#100 Franklin, TN 37067	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David R. Gius and wife, Zena Leah Harris

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul M. Gaustad,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 29 on the Plan of Sharber's Harding Place Subdivision not of record and described as follows:

Beginning at a point in the southerly margin of Trimble road at the corner of Lots Nos. 28 and 29; thence with the line between said lots, southerly 349 feet to a point, the corner of Lots Nos. 8 and 9; thence with the line between Lots 29 and 8, easterly 100 feet to the corner of Lots 7, 8, 29 and 30; thence with the line between Lots 29 and 30, northerly 341 feet to the southerly margin of Trimble Road; thence with the margin of the same, westerly 100 feet 5 inches to the beginning.

Being the same property conveyed to David R. Gius and wife, Zena Leah Harris by Deed from JBS Enterprises, a Tennessee General Partnership of record at Instrument No. 20081229-0122710, Register's Office for Davidson County, Tennessee, dated December 19, 2008.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3811 Trimble Road, Nashville, TN 37215.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF ~~July 25, 2012~~ AUGUST 3, 2012:

DRG by SR

ZLH by SR

David R. Gius by Sue Ray AIF
David R. Gius

Zena Leah Harris by Sue Ray AIF
Zena Leah Harris

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, David R. Gius and Zena Leah Harris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 3rd day of August, 2012.

My Commission Expires:_____

_____
Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, a NOtary Public of said County and State Sue Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the attorney in fact for David R. Gius and Zena Leah Harris ("Principal") the within named Grantor, and that she executed the within instrument for the purposes therein contained by signing her name on behalf of the Principal as the attorney in fact.

Witness my hand at office this the 3RD day of August 2012

My commission expires:

6-26-16

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20120256R