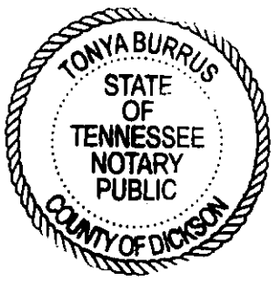
File No.0908120001

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF AUGUST, 2012

Notary Public

MY COMMISSION EXPIRES: June 21, 2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120066093 DEEDWARR
Recvd: 09/04/12 13:42 2 pgs
Fees:13.00 Taxes:1498.50
20120904-0079653

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Gold and Emily Gail Gold Gail Morrell	Avenue Bank	143020A02800CO
(NAME) 524 Harpeth Trace Dr.	(NAME) 3823 Cleghorn Ave.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Richard Courtney and Rhonda Stiles Courtney, Husband and wife,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Gail G. Morrell, unmarried and Gary Gold and Emily Gold, Husband and wife.**, hereinafter called the grantee(s), HER 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 28, as shown on the map entitled Phase Three, Harpeth Trace Estates, of record in Book 5200, Pages 751-753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Courtney and Rhonda Stiles Courtney, Husband and wife, by deed from Georgia Tye, an unmarried woman, of record in Instrument No. 20070307-0028019, dated February 20, 2007, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 524 Harpeth Trace Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 oursèlves, 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 this 30 day of August, 2012.

Richard Courtney

Rhonda Stiles Courtney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Richard Courtney and Rhonda Stiles Courtney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of August, 2012.

Commission expires: June 21, 2016

Notary Public

TONYA BURRUS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON

File Number:0908120001

RETURN TO:
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215