QUITCLAIM DEED

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

James Michael Gebhardt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2012.

Patricia Nichols
Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Karl Gebhardt	NEW OWNER	Map 073070108.00
2408 Melbourne Dr.		Group
Nashville, TN 37214		Parcel

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James Michael Gebhardt, Larry Eugene Gebhardt, and Linda Diane Gebhardt Stewart

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Karl Gebhardt and wife, Ramonia Gebhardt

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that 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. 294 on the Plan of Sunset View, Section IV, as of record in Book 2854, Page 63, Register's Office for said County.

Said Lot No. 294 fronts 105 feet on the northerly side of Melbourne Drive and extends back between lines measuring 224.1 feet on the easterly line, and 248 feet on the westerly line to a line in the rear measuring 130.4 feet.

BEING the same property conveyed to James Michael Gebhardt, Larry Eugene Gebhardt, and Linda Diane Gebhardt Stewart by Quitclaim Deed from Karl Gebhardt and Ramonia Gebhardt, of record in Instrument 20090911-0085277, dated September 11, 2009, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2408 Melbourne Drive, Nashville, TN 37214

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 this 7th day of September, 2012.

James Michael Gebhardt

Larry Eugene Gebhardt

Linda Diane Gebhardt Stewart

BILL GARRETT, Davidson County
Trans:T20120067692 DEEDQC
Recvd: 09/10/12 11:59 2 pgs
Fees:12.00 Taxes:0.00

20120910-0081816

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 James Michael Gebhardt, Larry Eugene Gebhardt, and Linda Diane Gebhardt Stewart, 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 and official seal at Nashville, Tennessee, this 7th day of September, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.