THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12081668** BILL GARRETT, Davidson County Trans:T20120070100 DEEDWARR Recvd: 09/18/12 08:36 2 pgs Fees:13.00 Taxes:245.31 20120918-0084554	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $66,300.00 Affiant Subscribed and sworn to before me, this 14th day of September, 2012. Notary Public My Commission Expires: My Commission Expires September 9, 2014 AMBER DUNN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Anjou T. Gerhardt 405 Arrowood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-02-0-183.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **First National Bank of McMinnville, Tennessee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anjou T. Gerhardt and Lane R. Gerhardt, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated in Davidson County, Tennessee, and described more particularly as follows:

Tract No. 1: Lot 13 on the Plan of Airdrie, as shown on Plat of record in Plat Book 547, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

According to said Plat, Lot Number 13 fronts 50 feet on the North margin of Mill Creek Valley Road, and extends back 169 feet on the West line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to First National Bank of McMinnville, Tennessee by Trustee's Deed from David W. Marttala, as Trustee, recorded on the 29th day of February, 2012 in Instrument No. 20120229-0017485 and Cash Deed For Tennessee to Sterling Gipson from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 13th day of September, 2005 in Instrument No. 20050913-0109739, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AIRDRIE, as recorded in Plat Book 547, Page(s) 10.

Agreement to Close and Abandon a 14 Foot Alley recorded in Book 3099, Page 21.

This is improved property located at 202 Antioch Pike Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2012.

First National Bank of McMinnville, Tennessee

BY: Scott Uselton S.V.P.
Scott Uselton, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF Warren)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Uselton, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Senior Vice President of First National Bank of McMinnville, Tennessee, the within named bargainor, a Tennessee limited liability company, and that he as such Senior Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Senior Vice President

Witness my hand, at office, this 14th day of September, 2012.

Kristy D. Shockley
Notary Public

My Commission Expires: 1-05-2016

KRISTY D. SHOCKLEY
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY