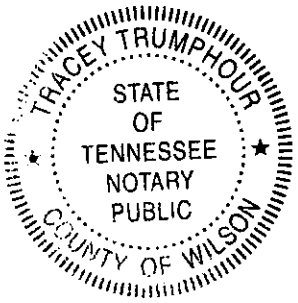
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Gardner	SAME	01800016000
(NAME)	(NAME)	
5547 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120072627 DEEDWARR
Recvd: 09/26/12 12:11 2 pgs
Fees:13.00 Taxes:85.10
20120926-0087580

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, **Sarah Gibbons and Stacey Marchand, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew Gardner and wife, Shallen Gardner**, hereinafter called the GRANTEE(S), their heirs and/or 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 described as follows:
Beginning at an iron rod in the southwest corner of Tract # 1 (Parcel 35), also being the northwest corner of the property described hereon; Thence, South 48 degrees 39 minutes 30 seconds West, a distance of 651.03 feet to an iron rod; Thence, with west property line of Tract # 5, South 26 degrees 44 minutes 07 seconds West, a distance of 677.21 feet to an iron rod in the north property line of parcel 38; Thence, with said property line, North 48 degrees 39 minutes 30 seconds West. a distance of 899.70 feet to an iron rod in the east property line of parcel 132; Thence, with said property line, North 48 degrees 07 minutes 15 seconds East, a distance of 659.94 feet to the point of beginning and containing 11.665 acres more or less.

Being the same property conveyed to Jeremy Ross by Deed from Stacey L. Marchand, dated 03/18/2009 and filed for record on 10/13/2010 in Instrument 201010130081972, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah Gibbons by Deed from Jeremy Ross, unmarried, dated 06/28/2012 and filed for record on 06/29/2012 in Instrument 201206290057081, Register's Office for Davidson County, Tennessee. The said Sarah Gibbons having since married Stacey Marchand, said Stacey*

All matters set out in document including but not limited to an easement of record in Instrument 200804020032969, said Register's Office.

Grant of Easement of record in Instrument 200804020032971, said Register's Office.

Ingress/egress/utility/septic easement agreement of record in Instrument 200810070101755, said Register's Office.

Marchand joins in this conveyance to convey any marital interest he may have to said property.

Grant of Appurtenant Easement of record in Instrument 201012200101027, 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 X

This is improved property, known as 0 Brick Church Pike, Goodlettsville, TN 37072

(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/or 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/or 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 our hands this 19th day of September, 2012.

Sarah Gibbons

Stacey Marchand

State of Tennessee
County of Wilson

Personally appeared before me Sarah Gibbons and Stacey Marchand, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122