BILL GARRETT, Davidson County
Trans:T20120076923 DEEDWARR
Recvd: 10/10/12 10:50 3 pgs
Fees:17.00 Taxes:0.00
20121010-0092802

THIS DOCUMENT PREPARED BY: HUNTER R. MOBLEY Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Janet L. Kuhn 3724 Richland Ave. Nashville, TN 37205	SAME	104 09 0 072.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between John E. Kuhn, hereinafter called the Grantor, and the Grantor's spouse, Janet L. Kuhn, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Janet L. Kuhn, the Grantor, John E. Kuhn, has bargained and sold, and by these presents does transfer and convey unto Janet L. Kuhn, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of October, 2012.

John E. Kuhn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John E. Kuhn, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of October, 2012.

My Commission Expires: 7/6/2015

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 181, Block 8, on the Map of Richland Realty Company's "A", of record in Book 161, Page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John E. Kuhn and wife, Janet L. Kuhn, by warranty deed from John R. Burch and wife, Linda Burch, dated June 2, 2008, in Instrument No. 20080604-0057170; Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2008, and subsequent years; All the matters shown on the Plan, with Owner's Certificate, of record in Plat Book 161, Page 151, said Register's Office.

This is improved property known as 3724 Richland Avenue, Nashville, TN 37205