RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/12 13:09 3 pgs
Fees:18.00 Taxes:862.10
20121019-0096095

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Michael William Gustin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of October, 2012.

NOTARY PUBLIC

My commission expires: 2/23/15

Amy Close Notary State of Tennessee Notary Public Williamson County

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Gustin and Christina Gustin 3521 Cobble Street Nashville, TN 37211	Acopia LLC d/b/a Accurate Mortgage Group 306 Northcreek Blvd. Suite 100 Goodlettsville, TN 37072	172150A104.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Three Thousand and 00/100 Dollars ($233,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JON C. HOSCHEIT JR., JOINED BY HIS WIFE, JENNIFER HOSCHEIT**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL WILLIAM GUSTIN AND WIFE, CHRISTINA JOY GUSTIN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 48 on the Plan of Holt Woods, Section Eight of record in Plat Book 9700,page 96 Register's Office for said County, to which plan reference is hereby made for a more complete descritption.

Being the same property conveyed to Jon C. Hoscheit Jr., Unmarried, by Special Warranty Deed from Federal National Mortgage Association, dated 11/24/2004, recorded 12/15/2004, of record in Instrument 20041215-0149307, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 3521 Cobble Street, Nashville, TN 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Jennifer Hoscheit hereby joins in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that she may have in said property as the wife of the aforesaid Jon C. Hoscheit, Jr.

WITNESS OUR HANDS, this the 18th day of October, 2012.

JON C. HOSCHEIT JR.

JENNIFER HOSCHEIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Jon C. Hoscheit Jr. and Jennifer Hoscheit, 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 seal, this the 18th day of October, 2012.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

