THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12091992** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this26th day of October, 2012. Notary Public My Commission Expires: ____

BILL GARRETT, Davidson County
Trans:T20120082722 DEEDWARR
Recvd: 10/31/12 08:35 2 pgs
Fees:13.00 Taxes:980.50

20121031-0099771

WARRANTY DEED

Address New Owner: John K. Kromer and Rachel S. Kromer 851 Percy Warner Blvd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-15-0-064.00

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, **William Douglas Gish and wife, Susan Deborah Gish** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John K. Kromer and wife, Rachel S. Kromer** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 10, SECTION 2, WARNER PARK VALLEY, as shown on plat of record in Plat Book 3600, Page 20, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Douglas Gish and wife, Susan Deborah Gish by Warranty Deed from Donald W. Jones and wife, Sue M. Jones, recorded on the 5th day of November, 1984 in Deed Book 6419, Page 891, 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 SECTION 2, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 20.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3640, Page 40.

Easement for Telecommunications/Bellsouth, recorded in Book 9430, Page 211.

This is improved property located at 851 Percy Warner Blvd Nashville TN 37205.

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 26th day of October, 2012.

William Douglas Gish

Susan Deborah Gish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Douglas Gish and Susan Deborah Gish, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014