This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 059-06-0-048.00
Account Number:

Davidson County DEEDWARR
Recvd: 12/26/12 11:43 3 pgs
Fees:18.00 Taxes:395.90
20121226-0118627

NAME & ADDRESS OF NEW OWNER:
Helen Howard
712 Troy Drive
Nashville, TN 37207

SEND TAX BILLS TO:
owner at property address

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CHARLES GUNSELMAN AND TERESA GUNSELMAN, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **HELEN HOWARD, A SINGLE WOMAN,** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 14, on the Plan of Ewing Valley, Section I, as shown by plat appearing of record in Plat Book 4300, page 167, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Charles Gunselman and Teresa Gunselman, by Special Warranty Deed from GMAC Mortgage, LLC, dated May 27, 2008, appearing of record in Instrument Number 20080626-0065733, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 4300, page 167, Register's Office for Davidson County, Tennessee.; Easement to Metro Government of Nashville of record in Instrument Number 20071004-0118233, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Book 4601, Page 374, all of the Register's Office of Davidson County, Tennessee; 2013 Real Property Taxes are a lien not yet due and payable.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 712 Troy Drive, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2012 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21st day of December, 2012.

Charles Gunselman

Teresa Gunselman

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles Gunselman and Teresa Gunselman, the within named bargainors, 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, (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 21st day of December, 2012.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 5-23-2016

AFFIDAVIT

My Commission Expires: 05-23-2016

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $107,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

MELODY P. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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Certificate of Authenticity

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

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

My Commission Expires: 11-4-13

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY