Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120099061 DEEDWARR
Recvd: 12/27/12 13:49 3 pgs
Fees:18.00 Taxes:666.00
20121227-0119456

ADDRESS NEW OWNER:
Equity Trust Company Custodian FBO Kay Kretsch IRA
4803 East Longdale Dr
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **147-1**
GROUP
PARCEL **266.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christine C. Gebhardt and husband, Richard C. Gebhardt,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Equity Trust Company Custodian FBO Kay Kretsch IRA,** hereinafter called the GRANTEE, its successors and 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 Lot No. 185 on the Plan of Caldwell Hall, Section One, Revised, of record in Plat Book 2900, page 58, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christine C. Gebhardt and husband, Richard C. Gebhardt by deed dated June 28, 2004 from Margaret P. McLean, unmarried of record in Instrument no. 20040630-0077613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **4803 East Longdale Dr, Nashville, Tennessee 37211.**

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and 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 the **20th** day of **December, 2012.**

Christine C. Gebhardt
by Alice Gebhardt, as attorney-in-fact

Christine C. Gebhardt, by Alice Gebhardt, as attorney-in-fact

Richard C. Gebhardt
by Alice Gebhardt, as attorney-in-fact

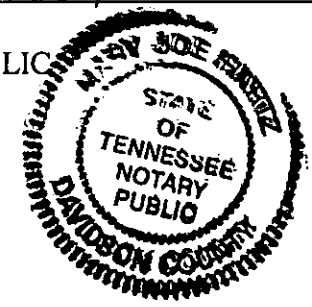
Richard C. Gebhardt, by Alice Gebhardt, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alice Gebhardt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Christine C. Gebhardt and husband, Richard C. Gebhardt, the bargainors,** and as Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the names of **Christine C. Gebhardt and Richard C. Gebhardt** as their free act and deed..

WITNESS my hand and official seal this 20th day of December, 2012.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016

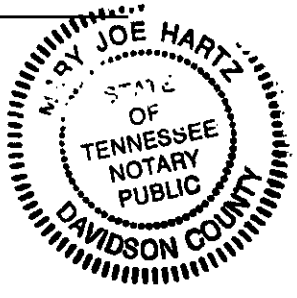
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

Alice M. Gebhardt
AFFIANT

Subscribed and sworn to before me on this 20th day
of December, 2012.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016