BILL GARRETT, Davidson County
Trans:T20130004456 DEEDWARR
Recvd: 01/16/13 12:34 2 pgs
Fees:13.00 Taxes:610.50

20130116-0005229

WARRANTY DEED

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **11th** day of **January, 2013**

Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa Thomas	MAGNA BANK	033030B06700CO
(NAME) 184 Ivy Hill Ln.	(NAME) 6525 QUAIL HOLLOW	
(ADDRESS) Goodlettsville, TN 37075	(ADDRESS) MEMPHIS TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robin Kirnos, now known as Robin Bear Gebhardt, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Vanessa Thomas, an unmarried person,*** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*and Dorothy Berry, married, as tenants in common with right of survivorship

Land in Davidson County, Tennessee, being Lot #41, as shown on the final plat of Dry Creek Farms, Phase 2, Section 2, dated August 11, 2005, prepared by Crawford Land Surveyors, P.C. 1929 Twenty-First Ave. South, Nashville, TN 37212, and of record as Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robin Kirnos by Warranty Deed from Beazer Homes Corp. dated June 1, 2007 of record in Instrument No. 20070613-0070805, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this Deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price until 90 days from the date of this Deed. These restrictions shall run with the land and are not personal to the Grantee. (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 184 Ivy Hill Ln., Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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 11 day of **January, 2013**

Robin Bear Kirnos Gebhardt

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned authority, **Robin Bear Kirnos Gebhardt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of **January, 2013**

Notary Public

My commission expires: 7-31-2015

Notary Public State of Florida
Jessica M Ortiz
My Commission EE117124
Expires 07/31/2015