File Box-8

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13012902

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $740,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2013.

Notary Public
My Commission Expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

BILL GARRETT, Davidson County
Trans:T20130024123 DEEDWARR
Recvd: 03/25/13 13:45 2 pgs
Fees:13.00 Taxes:2738.00
20130325-0029207

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark P. Steele and Ruth J. Monnig 2519 Ridgewood Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 14406002000

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, **James S. Gulmi and Claire M. Gulmi, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Mark P. Steele and spouse Ruth J. Monnig**("Grantees"), its 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 13, MAP OF RESERVED PARCELS NO. 1 & 2 AND LOT NO. 13, SECTION TWO, CHICKERING PARK, as shown on plat of record in Plat Book 3842, Page 125, 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 James S. Gulmi and wife, Claire M. Gulmi by Warranty Deed from C. Z. Roberts, Jr., and wife, Carolyn C. Roberts, recorded on the 9th day of November, 1988 in Deed Book 7700, Page 194, 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 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESERVED PARCELS NO. 1 & 2 AND LOT NO. 13, SECTION TWO, CHICKERING PARK, as recorded in Plat Book 3842, Page(s) 125.

Covenants, Conditions and Restrictions recorded in Book 2811, Page 88 and restrictions in Deed recorded in Book 4137, Page 716 and Book 4201, Page 538.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 6280, Page 237 and Book 6335, Page 903.

This is improved property located at 2519 Ridgewood Drive Nashville, TN 37215.

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 13th day of March, 2013.

James S. Gulmi by Claire M. Gulmi Attorney in Fact
James S. Gulmi
by Claire M. Gulmi, as attorney-in-fact

Claire M. Gulmi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Claire M. Gulmi,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for James S. Gulmi,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of March, 2013.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014