WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-916

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elliott Herbold (NAME)	**Same as New Owner** (NAME)	
916 Kirkwood Avenue (ADDRESS)	(ADDRESS)	**11801043100**
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JOHN L. UNGER AND WIFE, LISA K. UNGER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELLIOTT HERBOLD AND ALEXANDRA HERBOLD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, FINAL PLAT, KIRKWOOD LANE RE-SUBDIVISION, 2 LOT MINOR PLAT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20110505-0034772, 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 JOHN L. UNGER AND WIFE, LISA K. UNGER BY WARRANTY DEED FROM CORNERSTONE INVESTMENTS, INC., RECORDED ON THE 22ND DAY OF NOVEMBER, 2011 IN INSTRUMENT NO. 20111122-0091354, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20110505-0034772 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **916 Kirkwood Avenue Nashville, Tennessee 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130025588 DEEDWARR
Recvd: 04/01/13 09:52 2 pgs
Fees:13.00 Taxes:2035.00

20130401-0031100

Witness my/our hand(s) this 27th day of March, 2013.

John L. Unger

Lisa K. Unger by John L. Unger, Attorney-in-Fact
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John L. Unger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN L. UNGER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LISA K. UNGER and who acknowledged he executed the same as the free act and deed of the said LISA K. UNGER.

Witness my hand and official seal, this the 27th day of March, 2013.

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212