This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNERS:
WILLIAM GUNTER AND WIFE,
CHARLAYNE GUNTER
7484 Rolling River Pky
Nashville, TN 37221

SEND TAX BILLS:

SAME

BILL GARRETT, Davidson County
Trans:T20130027603 DEEDWARR
Recvd: 04/04/13 14:43 2 pgs
Fees:13.00 Taxes:333.00
20130404-0033551

Map/Parcel: 60-3-157 (Lot 10 – A)
60-3-175 (Lot 10 - B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **KATHERINE C. HOUSTON,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents do transfer and convey unto **WILLIAM GUNTER AND WIFE, CHARLAYNE GUNTER, as Tenants by the Entireties,** the following described property to wit:

> LAND in Davidson County, Tennessee, being Lots Nos. 10-A and 10-B, on the plan of Zone Lot Division of Lot No. 10, Creekwood Estates, as shown on plat of record in Plat Book 5800, page 357, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> According to said Plat Lot No. 10-A fronts 36.46 feet on the North margin of Creekwood Drive, and extends back 126.06 feet on the West line and 120.73 feet on the East line to a dead line in the rear, measuring 45.26 feet, thereon.
>
> According to said Plat Lot No. 10-B fronts 37.17 feet on the North margin of Creekwood Drive, and extends back 120.73 feet on the West line and 118.23 feet on the East line to a dead line in the rear, measuring 44.25 feet, thereon.
>
> BEING the same property conveyed to **KATHERINE C. HOUSTON** by Deed from **FIRST SECURITY BANK OF TENNESSEE,** recorded **MARCH 19, 1993 in BOOK 8891, PAGE 595,** Register's Office for Davidson County, Tennessee.

This is improved property known as 3105 & 3107 Creekwood Drive, Nashville, TN 37207.

Said conveyance is made subject to plan of record in Plat Book 5800, page 357, in the Register's Office for Davidson County, Tennessee, and to any visible and unrecorded easements, building regulations and zoning regulations.

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; the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and assigns, 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 personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 2 day of April, 2013.

Katherine C. Houston
KATHERINE HOUSTON

STATE OF TENNSSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **KATHERINE C. HOUSTON**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 2 day of April, 2013.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires: 6/18/2013

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

William Houston
AFFIANT

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Subscribed and sworn to before me this the 2 day of April, 2013.

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires: 6/18/2013

File #135384