RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $172,000.00

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

Affiant

Subscribed and sworn to before me, this 30 **day of April, 2013.**

Lura Brady

Notary Public
My commission expires: 7-30-14

07-1304-85114

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joshua M. Garner		126-15-0-B-
Jennifer Yuchnitz	Primary Residential Mtg., Inc.	327.00CO
8153 Boone Trace	4750 W. Wiley Posy Way, Ste. 200	
Nashville TN 37221	Salt Lake City, UT 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew Gilbert and wife, Cheryl Gilbert, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua M. Garner, an unmarried man, and Jennifer Yuchnitz, an unmarried woman, hereinafter called the Grantees, their 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. 51 on the Plan of Section Four, Lexington Point Subdivision, of record in Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Matthew Gilbert and wife, Cheryl Gilbert by deed from Heidi F. Spivey, dated December 19, 2005, recorded January 19, 2006 in Instrument No. 20060119-0007394, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 8153 Boone Trace, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130037985 DEEDWARR
Recvd: 05/07/13 10:44 2 pgs
Fees:13.00 Taxes:636.40
20130507-0045940

WITNESS my hand this 30 day of April, 2013.

Matthew Gilbert

Cheryl Gilbert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Gilbert and Cheryl Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30 day of April, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016