THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31134-04-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $736,000.00. Affiant Subscribed and sworn to before me this 9th day of May, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TEN.
My Commission Expires MAY 3 2016

WARRANTY DEED

Address New Owner: Robert E. Seibels, IV, Jerry Faith Seibels 2308 Tyne Blvd. Nashville, TN 37215	**Send Tax Bills To:** Farmington Financial Group, LLC 2002 Richard Jones Rd, Ste. 300A Nashville, Tn 37215	**Tax Information:** Map and Parcel No.: 144 040 01300

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, **Gary M. Zegiestowsky and wife, Tina D. Zegiestowsky**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert E. Seibels, IV and wife, Jerry Faith Seibels** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2308 Tyne Blvd., Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20130040863 DEEDWARR
Recvd: 05/16/13 10:46 3 pgs
Fees:18.00 Taxes:2723.20
20130516-0049381

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of May, 2013.

Gary M. Zegiestowsky

Tina D. Zegiestowsky
BY: Gary M. Zegiestowsky, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gary M. Zegiestowsky**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2013.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gary M. Zegiestowsky**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Tina D. Zegiestowsky** and is authorized by the said **Tina D. Zegiestowsky** to execute this instrument on her behalf.

Witness my hand, at office, this 9th day of May, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6, Block O, on the Plan of Tyne Meade, Section III, of record in Plat Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary M. Zegiestowsky and wife, Tina D. Zegiestowsky, by deed dated August 29, 1997, from Robert F. Kincaid and wife, Juliet A. Kincaid, of record in Book 10590, page 808, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. State and County taxes for the year 2012, in the amount of $8,678.93, PAID. Map and Parcel No. 144 040 01300.
3. Restrictive covenants and easements contained in an instrument of record in Book 1489, page 471, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.