BILL GARRETT, Davidson County
Trans:T20130049966 DEEDWARR
Recvd: 06/13/13 15:09 2 pgs
Fees:13.00 Taxes:1076.70
20130613-0060671

BOX 44

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $291,000.00.

Joseph V. Repass
Affiant

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

Catherine H. Gwyn
Notary Public

My Commission Expires: 6/21/16

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Joseph V. Repass Nancy L. Repass 758 Elysian Fields Road Nashville, TN 37204	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215	132-11-0-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin A. Hines, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph V. Repass and wife, Nancy L. Repass**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Elysian Fields, Section 1, of record as Plat Book 1424, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin A. Hines, by deed from Michael Edward O'Brien, Kathy Anita O'Brien Brock and Patrick Murfree O'Brien, of record as Instrument No. 20010814-0087666, dated August 10, 2001 , said Register's Office.

Frances JoAnn Hines joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Kevin A. Hines.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 1424, page 81, said Register's Office.

This is improved property known as: **758 Elysian Fields Road, Nashville, TN 37204.**

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; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his 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 person whomsoever.

WITNESS my hand this 13 day of June 2013.

Kevin A. Hines

Frances JoAnn Hines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin A. Hines and Frances JoAnn Hines, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016