File No. 130559

# WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gavin R. Price | First Community Mortgage, Inc. | 083-13-0-382.00 |
| (NAME) | (NAME) | |
| 1517 Russell Street | 275 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gene Marshall Hart III, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gavin R. Price, a single man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 60 of Block "G", on the plan of Lindsley Home Place, of record in Chancery Court, Plat Book 2, Page 92, Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

PRIOR DEEDS: Being the same property previously conveyed to Jeffrey Jacob Cundiff and wife, Jessica Landess Muse Cundiff, as tenants by the entirety, by Deed from Jeffrey Jacob Cundiff and Jessica Landess Muse Cundiff, dated 11/22/07 and recorded 11/29/07 in Instrument No. 20071129-0138546; and being the same property previously conveyed to Jeffrey Jacob Cundiff, a single person, and Jessica Landess Muse, a single person, by Warranty Deed from Mark A. Raasch, unmarried, dated 2/28/07 and recorded 3/2/07 in Instrument No. 20070302-0025917, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gene Marshall Hart, III, a single man, by Warranty Deed from Jeffrey Jacob Cundiff and Jessica Landess Muse Cundiff, husband and wife, dated 11/1/11 and recorded 11/10/11 in Instrument No. 20111110-0088063. Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1517 Russell Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130050851 DEEDWARR
Recvd: 06/17/13 14:48 2 pgs
Fees:13.00 Taxes:1147.00

20130617-0061773

File No. 130559

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 we do covenant with the said GRANTEES 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 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.

Witness my hand this 12th day of June, 2013.

Gene Marshall Hart III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gene Marshall Hart III, the bargainor(s), 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 12th day of June, 2013.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016