THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20130055054 DEEDWARR Recvd: 06/28/13 12:30 2 pgs Fees:13.00 Taxes:288.60 20130628-0066790	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $78,000.00 Affiant Subscribed and sworn to before me, this 28th day of June, 2013. Notary Public My Commission Expires: January 5, 2014 JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jason S. Gerding 1030 40th Avenue North Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-08-0-126.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHERRIE LOVE BOHLINGER, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JASON S. GERDING and FRANCESCA MIRGI, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled the Map of Subdivision of Lot Nos. 25 and 26 of the County Lands, being part of Lot No. 42, Clifton, of record in Book 161, page 169, 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 JOHN C. BOHLINGER, MARRIED, by deed from AMANDA K. LOWERY, UNMARRIED, of record in Instrument No. 20060412-0042147, dated April 10, 2006, said Register's Office. Being further conveyed to SHERRIE LOVE BOHLINGER, by Quitclaim Deed from JOHN C. BOHLINGER, of record in Instrument No. 20130411-0036015, dated March 13, 2013, said Register's Office.

This is improved property commonly known as: **1030 40th Avenue North, Nashville, TN 37209**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of June, 2013.

SHERRIE LOVE BOHLINGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SHERRIE LOVE BOHLINGER** the Grantor, with whom I am personally acquainted (or proved to me in 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 at office this 28th day of June, 2013.

Notary Public
My Commission Expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014