THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060187**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $590,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2013. Notary Public My Commission Expires: 12-27-15

CAITLIN E. SMITH STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

BILL GARRETT, Davidson County
Trans:T20130057543 DEEDWARR
Recvd: 07/05/13 14:51 2 pgs
Fees:13.00 Taxes:2183.00
20130705-0069937

WARRANTY DEED

Address New Owner: Greg Hersh and Merle Born 53 Green Vw Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0G-087.00 CO

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, **Steven R. Goertz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory T. Hersh and Merle C. Born, joint tenants with rights of survivorship**, ("Grantees"), its 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 129, PHASE 1A/GREEN VIEW, REVISED WHITWORTH, as shown on plat of record in Plat Book 7900, Page 145, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Richard J. Goertz and wife, Mary B. Goertz, as to a one-half undivided interest, as joint tenants with right of survivorship to Steven R. Goertz, unmarried as recorded on the 9th day of May, 2013 in Instrument No. 20130509-0047012; Quitclaim Deed from George E. Mudter, Jr., Trustee to Steven R. Goertz, unmarried, as to a one-half undivided interest and Richard J. Goertz and wife, Mary B. Goertz, as to a one-half undivided interest, as joint tenants with right of surviviorship as recorded on the 28th day of November, 2001 in Instrument No. 20011128-0130123 and Warranty Deed from Bonnie F. Greer, unmarried to Steven R. Goertz as recorded on the 28th day of November, 2001 in Instrument No. 20011128-0130121, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1A/GREEN VIEW, REVISED WHITWORTH, as recorded in Plat Book 7900, Page(s) 78, revised in Plat Book 7900, Page 145.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8026, Page 305, Annexation of Phase 1A recorded in Book 8047, Page 243, amended in Book 8282, Page 45 and Instrument No. 20020812-0097386.

Charter of Whitworth Homeowners Association recorded in Book 8090, Page 691, amended in Book 8283, Page 523.

Easement for Sewer, recorded in Book 3505, Page 338.

Agreement for Dedication of Easement for Water Mains and Appurtenances as set forth in instrument recorded in Book 7868, Page 959.

This is improved property located at 53 Green Vw Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 1st day of July, 2013.

Steven R. Goertz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven R. Goertz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014