WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130062687 DEEDWARR
Recvd: 07/23/13 13:16 2 pgs
Fees:13.00 Taxes:85.10
20130723-0076145

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $23,000.00.

Affiant

Subscribed and sworn to me on July 22, 2013.

NOTARY PUBLIC

CATHERINE M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26759SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
G & L Family, LLC 600 Chris Street Nashville, TN 37207	G & L Family, LLC 3206 Spears Road Nashville, TN 37207	70-04-79

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Steve Scheibe, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto G & L Family, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 46 on an unrecorded plane Hickory Heights, this being a Resubdivision of Lots C and D of Dewey Heights, recorded in Book 161, page 94, in the Register's Office for Davidson County, Tennessee, and Lot 46 described according to a survey made May 22, 1948, by Z. J. Wilkinson.

Being the same property conveyed to Steve Sheibe by Quitclaim Deed from U.S. Bank National Association, f/k/a First Bank National Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1999-1, of record as Instrument No. 20051221-0153112 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on plan of Hickory Heights attached as Exhibit "A" to Instrument No. 20051221-0153112, in the Register's Office for Davidson County, Tennessee.

SDS

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in book 7974, page 290, in said Register's Office.
5. Agreement for Dedication of Easement for Permanent Drainage Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9161, page 964, in said Register's Office.

This property is also known as improved property located at 11 Avalon Drive, Nashville, TN 37207, and also known as 600 Chris Street, Nashville, TN 37207.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their 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 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 our hands on July 22, 2013.

Steve Scheibe

Steve Scheibe

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 22, 2013, before me personally appeared Steve Scheibe and to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on July 22, 2013.

David B. Herbert

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE