THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070076** BILL GARRETT, Davidson County Trans:T20130066439 DEEDWARR Recvd: 08/02/13 14:11 2 pgs Fees:13.00 Taxes:5457.50 20130802-0081061	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,475,000.00 Affiant Subscribed and sworn to before me, this 1st day of August, 2013. Notary Public My Commission Expires: JULY 3, 2017 JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: John J. Carr and Pamela C. Carr 715 Cantrell Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11701005200

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, **Paul Gilbert** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John J. Carr and Pamela C. Carr, Husband and Wife**, ("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 the Southerly 40 feet of Lot No. 2 and the Northerly 40 feet of Lot No. 3, Block "K" on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for said County.

Said parts of Lot Nos. 2 and 3 front together 80 feet on the Westerly side of Cantrell Avenue and run back between parallel lines 221 1/4 feet to an alley.

Being the same property conveyed by Warranty Deed from Homes by Larsson, Inc., a corporation to Paul Gilbert and spouse, Elizabeth Gilbert as recorded on the 27th day of April, 2007 in Instrument No. 20070427-0050502; Quitclaim Deed from Paul Gilbert and Elizabeth Gilbert, husband and wife to Paul Gilbert, a married man as recorded on the 18th day of August, 2010 in Instrument No. 20100818-0065252; Quitclaim Deed from Paul Gilbert and wife, Elizabeth Gilbert to Elizabeth Gilbert as recorded on the 29th day of December, 2010 in Instrument No. 20101229-0103377; Quitclaim Deed from Elizabeth Gilbert to Paul Gilbert and wife, Elizabeth Gilbert as recorded on the 6th day of May, 2011 in Instrument No. 20110506-0035148 and Quitclaim Deed from Elizabeth Gilbert, an unmarried person to Paul Gilbert as recorded on the 30th day of March, 2012 in Instrument No. 20120330-0027035, 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 BLOCK "K" ON THE PLAN OF W. M. CANTRELL, as recorded in Plat Book 332, Page(s) 85.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 715 Cantrell Avenue Nashville TN 37215

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 August, 2013.

Paul Gilbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Gilbert, 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 August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014