THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00. J. Garner Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF September, 2013. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garner Knight Development	owner	MAP 95-7
6212 Hillsboro Pike		PARCEL 45
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Frank B. Gaiters, Jr. and wife, Loren B. Gaiters,**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garner Knight Development**
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 number 180 on the Plan of Merry Oaks, not of record, and described as follows:

Beginning at a point in the northerly margin of Deerwood Road, the common corner of Lots 180 and 181; thence with the line between said lots, northwardly 115 feet to a corner of Lot 179; thence with the line between Lots 179 and 180, northeasterly 113 feet to the westerly margin of Blue Hills Road; thence with the margin of said Road, southerly 146.5 feet to the beginning of a curve; hence along said curve, southwesterly 42.5 feet to a point in the northerly margin of Deerwood Road; thence with the margin of said Road, westerly, passing a concrete monument at 128.1 feet, in all 132.1 feet to the beginning. Reference is also made to the Plats of record in Book 1943, page 35, and Book 1835, pages 67 & 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loren B. Gaiters and husband, Frank B. Gaiters, Jr. by deed recorded as instrument 20060907-0110936, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2318 Deerwood Drive, Nashville, TN 37214.**

BILL GARRETT, Davidson County
Trans:T20130079129 DEEDWARR
Recvd: 09/12/13 10:47 2 pgs
Fees:13.00 Taxes:114.70
20130912-0096270

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 our hands this the 11th day of September, 2013.

Frank B. Gaiters, Jr.

Loren B. Gaiters

Loren B. Gaiters

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 **Frank B. Gaiters, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of September, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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 **Loren B. Gaiters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of September, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public