Box 14
25402-2

BILL GARRETT, Davidson County
Trans:T20130081846 DEEDWARR
Recvd: 09/20/13 14:20 2 pgs
Fees:13.00 Taxes:5735.00
20130920-0099429

This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of September, 2013, by and between J Michael Gould and Theresa A Dyer, both unmarried, party of the first part, and Benjamin L Rechter and wife, Jamie * party of the second part.
*A. Rechter

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Davis Estates, Section 1, as of record in Book 3600, Pages 25 and 26, Register's Office for said County.

Said Lot NO. 1 fronts 260 feet on the westerly side of Jackson Boulevard and extends back 401.4 feet on the northerly line and 422.7 feet on the southerly line to a dead line, measuring 260 feet thereon.

Being all or part of the same property conveyed to J. Michael Gould and Theresa A. Gould by virtue of that certain Warranty Deed dated October 15, 2004, at Instrument No. 20041018-0124598 in the Register's Office of Davidson County, Tennessee. J. Michael Gould and Theresa A. Gould have since divorced and Theresa A Gould is now known as Theresa A Dyer.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

J Michael Gould

Theresa A Dyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, J Michael Gould and Theresa A Dyer, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of September, 2013.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Benjamin L Rechter

Tax Parcel No 11614013500

Property Address: 501 Jackson Blvd
Nashville, TN 37205

MAIL TAX
BILLS TO:

Benjamin L. Rechter
1073 Vaughn Crest Drive
Franklin, TN 37069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $1,550,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

B L R

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of September, 2013.

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY