WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086067 DEEDWARR
Recvd: 10/04/13 13:15 2 pgs
Fees:13.00 Taxes:921.30
20131004-0104585

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $249,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2013.

Notary Public

My commission expires: 11-3-15
(AFFIX SEAL)

PATRICIA J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susan Rebecca Fluke **Susan C. Nicholson**	Avenue Bank	**Map 061-14-0 Parcel 221-00**
909 Gillock Street	111 10th Ave S, Ste 200	
Nashville, Tennessee 37216	Nashville TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan W. Gardenhire and Rebecca A. Baughman, now known as Rebecca A. Gardenhire, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Rebecca Fluke, unmarried and Susan C. Nicholson, married

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 No. 1 on the Plan of the Resubdivision of Lot No. 37 on the Map of The Subdivision of The Maplewood Home Tract, of record in Instrument No. 20061003-0122264, amending Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Ryan W. Gardenhire and Rebecca A. Baughman, by Deed from Eric Lesueur and wife, Jerri D. Lesueur, dated May 14, 2007 of record in Instrument No. 20070518-0059405, Register's Office for Davidson County, Tennessee. Ryan W. Gardenhire and Rebecca A. Baughman are now married to each other and Rebecca A. Baughman is now known as Rebecca A. Gardenhire.

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

1) All matters shown on the Plan of record in Instrument No. 20061003-0122264, amending Plat Book 421, Page 174, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Notice of completion filed April 5, 2007, of record in Instrument No. 20070405-6040764, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **909 Gillock Street, Nashvillle, Tennessee 37216**

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 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 my/our hand(s) this **26th** day of **September, 2013.**

Ryan W. Gardenhire

Rebecca A. Baughman n/k/a Rebecca A. Gardenhire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ryan W. Gardenhire and Rebecca A. Baughman n/k/a Rebecca A. Gardenhire,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **September, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.