WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $659,999.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF NOVEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5968 MAGNER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lindsey Magner	SAME	13102016400
2023 Galbraith Drive		
Nashville, TN 37215		

FOR AND 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,

DAVID A. BERTANI AND WIFE ELIZABETH S. BERTANI

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

Lindsey B. Kever Magner (fka Lindsey B. Kever),
Trustee of the Lindsey B. Kever Trust U/A/D August 7, 2013

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2023 Galbraith Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 7th day of November, 2013.

David A. Bertani

Elizabeth S. Bertani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DAVID A. BERTANI AND ELIZABETH S. BERTANI, the bargainor(s), 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 Franklin, Tennessee, this 7th day of November, 2013.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20130095508 DEEDWARR
Recvd: 11/08/13 09:14 2 pgs
Fees:13.00 Taxes:2442.00

20131108-0115905

13-P5968 MAGNER

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4, BLOCK 5, MAP OF OVERTON HILLS, as shown on plat of record in Plat Book 843, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from David A. Bertani and Elizabeth R. Schapp (now known as Elizabeth S. Bertani) to David A. Bertani and wife, Elizabeth S. Bertani as recorded on the 31st day of March, 2008 in Instrument No. 20080331-0031771 and Warranty Deed from Elwin N. Breedlove and wife, Ersel B. Breedlove to David A. Bertani and Elizabeth R. Schaap, both unmarried, as joint tenants with right of survivorship as recorded on the 3rd day of November, 1998 in Deed Book 11185, Page 498, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERTON HILLS, as recorded in Plat Book 843, Page(s) 66, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).