THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110133**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $182,800.00. Affiant Subscribed and sworn to before me, this 26th day of December, 2013. Notary Public My Commission Expires: ____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20140001552 DEEDWARR
Recvd: 01/08/14 10:56 2 pgs
Fees:13.00 Taxes:676.36

20140108-0002031

WARRANTY DEED

Address New Owner: Jglac, GP 1907 Truett Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08306039000

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, **Christopher Gaines and Malynda E. Gaines, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jglac, GP**, ("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 Lot 4, TRUETT PLACE, as shown on plat of record in Plat Book 2330, Page 138, 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 to Christopher Gaines and wife, Malynda E. Gaines by Warranty Deed from R. C. Adkison and wife, Bernice Adkison and E. C. Adkison and wife, Lucille Adkison, recorded on the 21st day of April, 1987 in Deed Book 7209, Page 557, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRUETT PLACE, as recorded in Plat Book 2330, Page(s) 138.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2736, Page 117.

This is improved property located at 1907 Truett Avenue Nashville TN 37206

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 26th day of December, 2013.

Christopher Gaines

Malynda E. Gaines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Gaines and Malynda E. Gaines, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of December, 2013.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014