| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave.<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,198.00.<br>Steve Scheibe<br>Affiant |
| BILL GARRETT, Davidson County<br>Trans:T20140010775 DEEDWARR<br>Recvd: 02/14/14 10:11 2 pgs<br>Fees:13.00 Taxes:156.13<br>20140214-0013092 | SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2014.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-9-16<br>(AFFIX SEAL) |

JAMES A. WECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steve Scheibe | Owner | MAP 70-12 |
| P.O. Box 1074 | | PARCEL 259.00 |
| FAIRVIEW, TN 37062 | | |
| (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, I, **Judy K. Gower-King**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Scheibe and Robert Burns**

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 the southerly 100 feet of Lot No. 10 on the Map of Williams and Hays Company's Belle View Plan, of record in Plat Book 332, page 51, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 fronts 100 feet on the westerly side of Montgomery Street and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Ernest L. Fuller, Jr. by Quitclaim Deed from Leland F. Fuller and wife, MaiBelle Felts Fuller, of record in Instrument Number 20010419-0038973, Register's Office for Davidson County, Tennessee, dated April 20, 2000 and recorded on April 19, 2001. The said Ernest L. Fuller, Jr. has since died. Ernest L. Fuller, Jr. was also known as Ernest Leroy Fuller, Jr. Under the terms of the Last Will and testament of Ernest Leroy Fuller, Jr. [filed with the Seventh Circuit Court of Davidson County, Tennessee, under Docket No.13P1336) the described property was devised unto Judy K. Gower-King who is also his Residual Beneficiary.

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 **1510 Montgomery Avenue; Nashville, TN 37203.**

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 my hand this the 13th day of February, 2014.

Judy K. Gower-King

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 **Judy K. Gower-King** 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 13th day of February, 2014.

My Commission expires: 1-9-16

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

Notary Public