(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010011** Mail To: Jim R. Vanderpool, P.C. 206 Seaboard Lane, Suite G-104 Franklin, TN 37067	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $469,500.00. Matt Shanklin Affiant Subscribed and sworn to before me, this 18th day of February, 2014. PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08/11/2016 Pam S Houser Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Nicholas Randolph Gerstle and Jeri Leigh Rice 3328 Acklen Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10406012100

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, **Joseph M. Ayotte and wife, Rebecca J. Ayotte** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Randolph Gerstle, an unmarried man and Jeri Leigh Rice, an unmarried woman, as tenants in common with rights of surviorship** ("Grantees"), their 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 the Westerly part of Lot 97 and the Easterly 20 feet to Lot 98, Bransford's West End Heights Subdivision, a plan of which is recorded in Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee, and being the Easterly portion of the Resubdivision of Lots 97 and 98 of said subdivision, of record in Book 3500, Page 85. Said property, according to said recorded plan of Resubdivision fronts 76.0 feet along a curve on the Northerly side of Love Circle and extends back N 23 degrees 45' W 163.00 feet on the Westerly line and N 13 degrees 50' E 150.00 feet on the Easterly line to an alley, measuring a total of 40 feet thereon along a broken line, N 77 degrees W 20 feet along the rear of Lot 97 and N 67 degrees 26' W 20 feet along the rear of Lot 98.

Being the same property conveyed to Joseph M. Ayotte and wife, Rebecca J. Ayotte by Warranty Deed from Karen M. Owen, unmarried, recorded on the 8th day of November, 2007 in Instrument No. 20071108-0132031, 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 BRANSFORD REALTY CO'S WEST END HEIGHTS SUBDIVISION, as recorded in Plat Book 332, Page(s) 124-125.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3328 Acklen Avenue Nashville TN 37212.

Davidson County DEEDWARR
Recvd: 02/26/14 13:28 2 pgs
Fees:13.00 Taxes:1737.15
20140226-0016480

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 18th day of February, 2014.

Joseph M. Ayotte

Rebecca J. Ayotte

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph M. Ayotte and Rebecca J. Ayotte, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jim. R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Chad I. Pearman, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016