NEW OWNER:

DEBORAH HARRIS
1216 ALANDEE STREET
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0115

Map 052130B30000CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140016767 DEEDWARR
Recvd: 03/12/14 12:33 3 pgs
Fees:18.00 Taxes:466.20
20140312-0020736

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Six Thousand and 00/100 Dollars ($126,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID MICHAEL GILBERT** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DEBORAH HARRIS and KEITH EKHATOR, tenants in common**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of River Glen, Phase 3, Section 3, of record in Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID MICHAEL GILBERT by Quitclaim Deed from ALISON MARIE BLEHM (formerly Alison Gilbert), dated December 5, 2013, and of record in Instrument No. 20131206-0124348, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to DAVID MICHAEL GILBERT and wife, ALISON GILBERT by Warranty Deed from Sonya Downey, unmarried, dated July 21, 2010, and of record in Instrument No. 20100726-0058347, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 1216 ALANDEE STREET, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record in Instrument No. 20020917-0113232; Book 6900, Page 650; Book 6900, Page 651; and Book 6900, Page 671, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 7th day of March, 2014.

DAVID MICHAEL GILBERT

STATE OF TENNESSEE

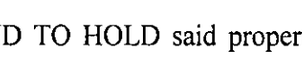
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID MICHAEL GILBERT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of March, 2014.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$126,000.00.**

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this 7th day of March, 2014.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY