THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14020288

BILL GARRETT, Davidson County
Trans:T20140022304 DEEDWARR
Recvd: 04/02/14 15:08 2 pgs
Fees:13.00 Taxes:1838.90
20140402-0027539

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $497,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2014.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Gesell and Megan Gesell 637 Cherry Glen Circle Nashville, TN 37215	New Owner	Tax Parcel ID No. 131060H07100CO

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, **Grant T. Smothers and wife, Jere Suzanne Smothers** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Brian Gesell and Megan Gesell, Husband and Wife**, ("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 10, VILLAGE OF CHERRY GLEN, PHASE 4, as shown on plat of record in Plat Book 9700, Page 664, 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 Grant T. Smothers and wife, Suzanne E. Smothers to Grant T. Smothers and wife, Jere Suzanne Smothers as recorded on the 15th day of February, 2005 in Instrument No. 20050215-0017167 and Warranty Deed from Hamilton Company, L.L.C., a Tennessee limited liability company to Grant T. Smothers and wife, Suzanne E. Smothers as recorded on the 13th day of November, 2003 in Instrument No. 20031113-0166354, 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 plats recorded in Plat Book 9700, Page(s) 664, Plat Book 6900, Page 55, Plat Book 6900, Page 304 and Plat Book 9700, Page 182.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9882, Page 739, Book 10318, Page 92, Book 10594, Page 695, Book 11186, Page 932, Book 11323, Page 247, Instrument No. 20011206-0134252, Book 6517, Page 522, Book 6778, Page 536 and Book 9882, Page 733.

Terms and provisions of by-Laws recorded in Instrument Nos. 20000204-0011736 and 20000324-0030195.

Charter of Village of Cherry Glen Homeowners Association recorded in Book 9983, Page 930.

Easement for Ingress-Egress, recorded in Book 8919, Page 779.

Agreement recorded in Book 9827, Page 416.

Charter of Burton Hills Homeowners Association recorded in Book 6517, Page 505, amended in Book 6921, Page 216.

Charter of Burton Hills Recreational Association recorded in Book 6517, Page 511, amended in Book 6921, Page 214.

Charter of Burton Hills Estate Association recorded in Book 6665, Page 1, amended in Book 6921, Page 210.

This is improved property located at 637 Cherry Glen Cir Nashville, TN 37215.

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 31st day of March, 2014.

Grant T. Smothers

Jere Suzanne Smothers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grant T. Smothers and Jere Suzanne Smothers, 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 31st day of March, 2014.

Notary Public

My Commission Expires: _____

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