BILL GARRETT, Davidson County
Trans: T20140046046 DEEDWARR
Recvd: 06/27/14 15:31 2 pgs
Fees: 13.00 Taxes: 2245.90
20140627-0056708

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14051005**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $607,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2014. Notary Public My Commission Expires: _____

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8/11/2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander Gelbard 5400 Camelot Road Brentwood TN 37027	New Owner	Tax Parcel ID No. 159-02-0-005.00

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, **Mark Hirst and Hailey Hirst, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Gelbard and Christina Gelbard, 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 1, SECTION 1, CAMELOT ACRES, as shown on plat of record in Plat Book 3700, Page 98, 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 Mark Hirst and wife, Hailey Hirst by Warranty Deed from William W. Hays and Lillian T. Hays Trustees of the Hays Joint Revocable Living Trust (Agreement) U/A/D Nov 20, 2001 and William W. Hays and wife, Lillian T. Hays, individually, recorded on the 13th day of June, 2007 in Instrument No. 20070613-0070765, 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 SECTION 1, CAMELOT ACRES, as recorded in Plat Book 3700, Page(s) 98.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 7825, Page 266.

This is improved property located at 5400 Camelot Road, Brentwood, TN 37027

Taxing Authority Hass Address: 5416 Granny White Pike Brentwood TN 37027

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 June, 2014.

Mark Hirst

Hailey Hirst

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Hirst and Hailey Hirst, 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 26th day of June, 2014.

Notary Public

My Commission Expires: _____

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