#26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Gwendolyn Tucker	New Owner	Map 133-15-0
323 Foxglove Drive		Parcel 18.00
Nashville, TN 37211		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, Richard Howard Gainer, a single person (The "Grantor") have bargained and sold, and by these presents do transfer and convey to Gwendolyn Tucker (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Highview Acres of record in Book 2331, page 52, Register's Office for said County.

Said Lot No. 217.3 feet on the southeasterly margin of Foxglove Drive and extends back 281.6 feet on the northeasterly line and 289.00 feet on the southerly line to a dead line in the rear, measuring 64.4 feet thereon.

Being the same property conveyed to Richard Howard Gainer and wife, Dian Campbell Gainer, by Quitclaim Deed from Glenn Talbot Gainer and wife, Hisako Gainer of record in Book 9337, page 417, Register's Office for Davidson County, Tennessee. Dian Campbell Gainer has since died leaving Richard Howard Gainer the sole surviving tenant by the entirety.

This is improved real property commonly known as 323 Foxglove Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in last deed of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Gwendolyn Tucker
Affiant

ROBERT J. NOTESTINE III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

Subscribed and sworn to before me this 15th day of July, 2014.

Notary Public

Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140051575 DEEDWARR
Recvd: 07/17/14 15:01 2 pgs
Fees:13.00 Taxes:370.00

20140717-0063488

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of July, 2014.

Richard Howard Gainer

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Richard Howard Gainer whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 15th day of July, 2014.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:_____