THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31890-07-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,130,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2014. Notary Public My Commission Expires: My Commission Expires MAY 3, 2016

GEORGE E. MUDTER NOTARY OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Bailey Peyton Robinson, IV 3827 Richland Avenue Nashville, TN 37205	**Send Tax Bills To:** 4409 Chickering Lane Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 103 120 29400

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, **Gary L. Gerstle and wife, Elizabeth A. Lunbeck**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bailey Peyton Robinson, IV and wife, Courtney Robinson,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3827 Richland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140059617 DEEDWARR
Recvd: 08/14/14 08:47 3 pgs
Fees:18.00 Taxes:4181.00
20140814-0073317

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2014.

Gary L. Gerstle
BY: Steve G. Fridrich, Attorney-In-Fact

Elizabeth A. Lunbeck
BY: Steve G. Fridrich, Attorney-In-Fact

GEORGE E. LUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve G. Fridrich**, 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, and who further acknowledged that he is the Attorney-In-Fact for the said **Gary L. Gerstle and Elizabeth A. Lunbeck** and is authorized by the said **Gary L. Gerstle and Elizabeth A. Lunbeck** to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of August, 2014.

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 2 of Block 9, Richland Realty Company, First Subdivision, Division A, of record in Plat Book 6250, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary L. Gerstle and wife, Elizabeth A. Lunbeck, by deed dated May 29, 2008, from Michael J. Schoenfeld and wife, Elizabeth T. Schoenfeld, of record in Instrument No. 20080530-0055178, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 103 120 29400.
2. All matters appearing on the Plan of record as Book 6250, page 145, Register's Office for Davidson County, Tennessee.