WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140071223 DEEDWARR
Recvd: 09/23/14 13:40 2 pgs
Fees: 13.00 Taxes: 1542.90
20140923-0087363

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $417,000.00.

Affiant

Subscribed and sworn to before me this 19th day of September 2014

Notary Public
My Commission expires: 11-3-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kristopher Allen Haber Corp. c/o Jeff Ewing 16830 Ventura Blvd, #501 Encino, CA 91436	NEW OWNER	091-15-0-316.00

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ashby Trice Gibbons, III and Paul E. Shaw, both unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kristopher Allen and Katherine Allen, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 710 of Block No. 32 on the plan of Charlotte Park Addition to West Nashville, of record in Book ~~57~~ *57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashby Trice Gibbons, III and Paul E. Shaw, both unmarried, as joint tenants with right of survivorship and not as tenants in common, by deed from Edward Charles Kulp, unmarried, on July 31, 1995, of record in Book 9750, page 81, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4809 Nevada Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this September 19, 2014.

Ashby T. Gibbons III

Paul E. Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ashby Trice Gibbons, III and Paul E. Shaw** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 19, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY