WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095791 DEEDWARR
Recvd: 12/23/14 08:21 2 pgs
Fees:13.00 Taxes:499.50
20141223-0117147

R-VRES-14-0720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah K. Cole	**Same as New Owner**	
(NAME) **1305 McChesney Ave**	(NAME)	**052-06-0-081.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARK S. GERBER AND STEPHANIE C. GERBER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEBORAH K. COLE, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 and the South 50 feet of Lot No. 72 on the Plan of Madison Heights Subdivision, Section 1, of record in Plat Book 1424, Page 6, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 71 and part of 72 adjoin and front together 150 feet on the West side of Tahlena Avenue and runs back between lines, 304.5 feet on the South line of Lot No. 71 and 329.55 feet, more or less, on the North line of part of Lot No. 72, to a dead line on which they measure 151.65 feet, more or less.

Being the same property conveyed to Mark S. Gerber and Stephanie C. Gerber, husband and wife by Warranty Deed from Jeannie Duncan Moore Elder, Susan Duncan Slate Jones and Pamela Duncan Lang Vaughn as heirs to the Estate of Harold T. Duncan, of record in Instrument No. 20100720-0056749, Register's Office for Davidson County, Tennessee, dated July 19, 2010 and recorded on July 20, 2010.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1049, Page 524 and Book 1469, Page 223, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Taxes for the year 2015 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **720 Tahlena Avenue , Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 19th DAY OF DECEMBER, 2014.

Mark S. Gerber

Stephanie C. Gerber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK S. GERBER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE C. GERBER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212