27370-8 return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055885 DEEDWARR
Recvd: 07/10/15 09:30 2 pgs
Fees:13.00 Taxes:3145.00
20150710-0067209

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to me on July 8, 2015.

Anna Mosley
NOTARY PUBLIC

My Commission Expires: 5-8-18

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28574SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jane Gaither Paul Gaither 3828 Richland Avenue Nashville, TN 37205	Fifth Third Mortgage Company P.O. Box 630170 Cincinnati, OH 45263	103-12-0278.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Pamela G. Curtis-Atchley, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jane Gaither and Paul Gaither, wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots No. 205 and 207, block 10, Division "A" of Richland Realty Company's property, plan of which is of record in Book 161, page 151 and plan of Division "B" is recorded in Book 332, page 92, Register's Office for said County, the later plan showing an alley in the rear of the property herein conveyed.

Beginning at the northeasterly corner of Richland Avenue and Wilson Avenue; thence with the northerly margin of Richland Avenue, easterly 118 feet, more or less, to a point 5 feet easterly from the southwest corner of said Lot No. 205; thence at right angles, northerly, 192.5 feet, more or less, to a point on the southerly margin of an alley; 12 feet, more or less, easterly, from the easterly margin of Wilson Avenue; thence westerly with said alley 12 feet, more or less, to the easterly margin of Wilson Avenue; thence with the easterly margin of said avenue, southerly 215.16 feet, more or less, to the beginning corner.

Being the same property conveyed to Frank S. Atchley and wife, Pamela G. Curtis-Atchley by Deed from Grace C. McConnell, unmarried as of record in Book 8097, page 763, in the Register's Office for Davidson County, Tennessee. And being further conveyed to Pamela G. Curtis-Atchley, by Quitclaim Deed from Frank S. Atchley, of record as Instrument No. 20081215-0119814, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Book 161, page 151 and Book 332, page 92, Register's Office for Davidson County, Tennessee.

3. Agreement by and between L.F. Braswell and wife, J.P. Barrow and wife for the encroachment of a garage and a gaveled driveway, dated April 20, 1963 of record in Book 3534, page 521, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of License by and between William C. Bradshaw and wife, Mary Dee Hicks Bradshaw, as grantors, and Frank S. Atchley and wife, Pamela G. Curtis-Atchley, as grantees, of record in Book 9144, page 221, Register's Office for Davidson County, Tennessee.
5. Electrical Permit for detached structure of record in Book 8562, page 698, Register's Office for Davidson County, Tennessee.
6. Subject to Neighborhood Conversation Overlay together with any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3826 Richland Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 8th day of July, 2015.

Pamela G. Curtis Atchley
Pamela G. Curtis-Atchley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 8, 2015, before me personally appeared Pamela G. Curtis-Atchley to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on July 8, 2015.

David B. Herbert
NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE