Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150059180 DEEDWARR
Recvd: 07/21/15 08:40 2 pgs
Fees:13.00 Taxes:7585.00
20150721-0071094

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57605
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Douglas Ghertner Shea Ghertner 4420 Forsythe Place Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 13010001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,050,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel B. Karl and wife, and Leslie G. Karl**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas Ghertner and Shea Ghertner, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the City of Belle Meade, formerly the 7th Civil District of Davidson County, Tennessee. Being the easterly 75 feet of Lot No. 16 and the westerly 75 feet of Lot No. 17 on the Plat showing a re-subdivision of Lot Nos. 6, 7, 16, 17, 26, 27 and 32 of Block "C" and a strip 139 1/2 feet wide off the north part of Block "D" of Belle Meade as of record in Book 421, page 96, Register's Office for said County and more fully described as follows:

Beginning on the northerly margin of Forsythe Place 575 feet East of the easterly margin of Belle Meade Boulevard; thence northwardly and parallel with said Boulevard, 232 feet, more or less, to the northerly line of said subdivision; thence with said line eastwardly 150 feet to a point 75 feet East of the corner of Lot Nos. 16 and 17; thence southwardly and parallel with the line between said two lots, 232 feet, more or less, to the northerly margin of Forsythe Place; thence with the northerly margin of said Place, westwardly 150 feet to the beginning.

Being the same property conveyed to Daniel B. Karl and wife, Leslie G. Karl by Warranty Deed from David H. Brown and wife, Kathryn C. Brown, dated December 22, 2014 and recorded on December 22, 2014 of record in Instrument No. 20141222-0117009, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 96, said Register's Office.

This is improved property, known as 4420 Forsythe Place, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2015.

Daniel B. Karl

Daniel B. Karl

Leslie G. Karl

Leslie G. Karl

State of Tennessee

County of Maury, acting in Davidson

On this 29th day of June, 2015, before me the undersigned authority, personally appeared Daniel B. Karl and Leslie G. Karl, 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 the execution as a free act and deed.

Frank E. Evans

Notary

My Commission Expires: August, 17, 2015

FRANK E. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $2,050,000.00

Affiant

Sworn and subscribed before me this 17th day of July, 2015.

Notary

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017