RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer, or the value of the property, whichever is greater, is $50,000.00. Carolyn Gustafson Affiant Sworn to and subscribed before me this 14th day of August, 2015. Notary Public My Commission Expires: RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (SEAL) My Commission Expires 02-27-2019
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 2784 Highway 31W White House, TN 37188	

BILL GARRETT, Davidson County
Trans:T20150069382 DEEDWARR
Recvd: 08/18/15 10:20 2 pgs
Fees:13.00 Taxes:185.00
20150818-0082946

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Greg A. Perfetto and Suzanne E. Ochoa 6038 Sherwood Court Nashville, TN 37215	New Owner(s)	Part of 158-08-0-005.00

This Indenture is made on the 14th day of August, 2015, by and between CAROLYN GUSTAFSON, hereinafter referred to as **GRANTOR**, and GREG A. PERFETTO and SUZANNE E. OCHOA, husband and wife, as tenants by the entirety, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to **GRANTEE** the following described real estate, situated in the County of Davidson, State of Tennessee:

A tract of land in the City of Forest Hills, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 05/28/15 and last revised 06/11/15, Project Number 11-030 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Commencing at an existing iron pin on the easterly right-of-way of Kingsbury Drive at the common corner of Lot 510 and Lot 511, Hillsboro Park, Section 10 of record in Plat Book 2900, Page 73 R.O.D.C. TN; and proceeding,

1. Leaving said easterly right-of-way of Kingsbury Drive and with the common boundary of Lot 510 and Lot 511, Hillsboro Park, Section 10 N 69deg27'12" E 554.14 feet to an existing concrete monument, the true point of beginning of the herein described property; thence,

2. With the easterly boundary of Lot 507, Hillsboro Park, Section 9 of record in Plat Book 2663, Page 97 R.O.D.C. TN N 22deg05'41" E 317.24 feet to an existing concrete monument; thence,

3. With the southerly boundary of Lot 9, Sherwood Forest, of record in Plat Book 4175, Page 114 R.O.D.C. TN S 84deg42'40" E 257.29 feet to an existing iron pin; thence,

4. With the southerly boundary of Lot 8, Sherwood Forest S 84deg39'20" E 415.10 feet to an existing iron pin set; thence,

5. With the westerly boundary of Lot 6, Sherwood Forest, of record in Instrument Number 20020905-0107757 R.O.D.C. TN S 03deg26'23" W 15.00 feet to an iron pin set; thence,

5. With the northerly boundary of Lot 511, Hillsboro Park, Section 10 of record in Plat Book 2900, Page 73 R.O.D.C. TN S 74deg37'46" W 817.15 feet to the point of beginning.

Containing 107,972 square feet or 2.48 acres more or less.

Being a portion of the same property conveyed to Bernard Gustafson and wife, Carolyn Gustafson, by Warranty Deed from Fred M. Gregg, Jr. and wife, Mary Jo Gregg, dated July 2, 1969, and recorded July 2, 1969, in Deed Book 4347, Page 62, in the Register's Office for Davidson County, Tennessee. The said Bernard Gustafson passed away on 3-2-2014, leaving the said Carolyn Gustafson as the surviving tenant by the entirety.

This conveyance is being made subject to:

1. Any unpaid real property taxes.
2. All matters of record.

This is unimproved property known as 1804 Kingsbury Drive, Nashville, TN, 37215.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to **GRANTEE**.

GRANTOR covenants and binds itself and its successors to warrant and defend to **GRANTEE** the title to said property against the lawful claims of all persons whomsoever (excluding claims arising out of the matters set forth above).

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 14th day of August, 2015.

GRANTOR:

Carolyn Gustafson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, CAROLYN GUSTAFSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2015.

Notary Public

My Commission Expires:

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019