Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
16-1226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

D L Steiger
Affiant

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2016.

Brenda Zitzman
Notary Public
Commission Expires: 11-6-2017

Davidson County DEEDWARR
Recvd: 09/01/16 08:12 3 pgs
Fees:18.00 Taxes:2960.00
20160901-0091709

Address of New Owner	Send Tax Bills To:	Map & Parcel
Donald R. Gebler 7640 Buffalo Road Nashville, TN 37221	U.S Bank Home Mortgage P.O Box 20005 Owensboro KY, 42304	113-00-0-131.00 & 136.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gary L. Bouge and Debra G. Bouge husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald R. Gebler and Cathi L. Gebler Husband and wife, Brittany L. Steiger and Zachary A. Steiger, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I - Parcel 113-00-0-131.00
Land in Davidson County, Tennessee, beginning at an iron pin in the northerly margin of Buffalo Road; thence in a northerly direction north 30° 43' west 930.28 feet to an iron pin; thence in a southerly direction south 53° 5' east to a point in the northerly margin of Buffalo Road 935.30 feet to a point; thence in a westerly direction along the northerly margin of Buffalo Road 368.90 feet to the iron pin in the northerly margin of Buffalo Road, and the point of beginning.

Tract II - Parcel 113-00-0-136.00
Land in Davidson County, Tennessee, BEGINNING at a point on the northerly margin of Buffalo Road, being the common corner of Lots 1 and 2; thence in a northwesterly direction north 53 degrees 05 minutes west 935.30 feet to an iron pin; thence in a northerly direction north 2 degrees 52 minutes east 469.61 feet; thence in a southerly direction south 38 degrees 45 minutes east 771.73 feet; thence in a southeasterly direction south 57 degrees 00 minutes east 368.95 feet to a point in the northerly margin of Buffalo Road; thence along the northerly margin of Buffalo Road south 16 degrees 39 minutes west 238.10 feet to the point of beginning.

BEING the same property conveyed to Gary L. Bouge and spouse, Debra G. Bouge, by Warranty Deed from James M. McFarlin and spouse, Carolyn G. McFarlin, dated 4/30/13 and recorded 5/7/13 in Instrument No. 20130507-0046087, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7640 Buffalo Road, Nashville, TN 37221.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of August 2016

Gary L. Bouge

Debra G. Bouge

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Gary L. Bouge and Debra G. Bouge husband and wife,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of August 2016

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017