WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/05 09:20 2 pgs
Fees:13.00 Taxes:1206.20

20051025-0128503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/24/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Jenkins	Gary Jenkins	Map 172-09-A
(NAME) 6313 Banbury Station	(NAME) 6313 Banbury Station	Parcel 14
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **GLENN R. GEISBERGER AND WIFE, TERESA O. GEISBERGER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY JENKINS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 14 on the Third Revision of Section One, Banbury Crossing, a Planned Unit Development, of record in Plat Book 9700, pages 536 and 537, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Glenn R. Geisberger and wife, Teresa O. Geisberger, by deed dated March 31, 1998 from The Jones Company Custom Homes of Tennessee, Inc., of record in Book 10871, page 80, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 9700, pages 536-537, said Register's Office; (c) restrictive covenants of record in Book 10369, page 48, Book 10962, page 516, Book 10970, page 943, Book 11218, page 180, Instrument #20010523-0053234 and Instrument #20030728-0105031, said Register's Office; (d) Bylaws of record in Instrument #20020610-0070239, said Register's Office; and (e) easement of record in Instrument #20000111-0004044, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6313 Banbury Station, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 24th day of October, 2005.

Glenn R. Geisberger By Teresa O. Geisberger, Attorney in Fact

Teresa O. Geisberger

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2005.

Commission expires: 11/24/07



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2005, before me personally appeared Teresa O. Geisberger, to me known to be the person who executed the foregoing instrument on behalf of Glenn R. Geisberger and acknowledged that she executed the same as the free act and deed of Glenn R. Geisberger.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2005.

Commission expires: 11/24/07

Notary Public

