Davidson County DEEDWARR
Recvd: 09/12/07 12:02 2 pgs
Fees:13.00 Taxes:1156.25

20070912-0109397

WARRANTY DEED

P-07-6060

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

Subscribed and sworn to before me this 10th DAY OF September, 2007.

SANDY MEYER NOTARY PUBLIC MY COMMISSION EXPIRES LARGE DAVIDSON COUNTY TN

Notary Public

5/1/2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Wayne Flippin	Suntrust Mortgage, Inc.	
6060 Frontier Lane	(NAME) 201 4th Avenue North, 7th Floor	172-06-0A-005.00 CO
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LUCIAN D. GEISE AND WIFE, AMY L. GEISE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRADLEY WAYNE FLIPPIN AND WIFE, ASHLEY DALTON FLIPPIN, hereinafter called the Grantees, their heirs and assigns, that 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. 15 on the Plan of Mountain View, Section 1, of record in Plat Book 9700, Page 562 and 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucien D. Geise and wife, Amy L. Geise by Special Warranty Deed from Primacy Closing Corporation, a corporation organized under the laws of Nevada, of record in Instrument No. 20030402-0043384, in the Register's Office for Davidson County, Tennessee, dated March 3, 2003, and re-recorded to correct spelling of grantee to Lucian D. Geise, in Instrument No. 20030604-0076432, said Register's Office.

Lucien D. Geise and Lucian D. Geise are one and the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6060 Frontier Lane, Nashville, Tennessee 37211
(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 my/our hand(s) this 10th day of September, 2007.

Lucien D. Geise

Amy L. Geise

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 Lucien D. Geise and wife, Amy L. Geise the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of September, 2007.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800