12-1-046

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of June, 2012 by and between **Rigid Development, Inc.**, hereinafter referred to as GRANTOR, and **Amy L. Geise and Lucian D. Geise, wife and husband**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 62-B Resubdivision of Lot No. No. 62 Belmont Land Co.'s Plan, of record in Book 5190, Page 381, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rigid Development, Inc., by Warranty Deed, from Pleasant Shade Family Partnership, L.P., a Tennessee limited partnership dated October 21, 2011 and recorded on October 25, 2011, of record in Instrument No. 20111025-0082878, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Pleasant Shade Family Partnership, L.P., by Quitclaim Deed, from Richard Huddleston and wife, Nancy J. Huddleston dated December 21, 2001 and recorded on December 29, 2001 of record in Instrument No. 20011229-0144390 Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1217 Linden Ave, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rigid Development, Inc.
Brent Craig by M Todd Jackson
By: as his attorney in fact
Brent Craig, President
By M. Todd Jackson, attorney in fact

BILL GARRETT, Davidson County
Trans:T20120050273 DEEDWARR
Recvd: 07/09/12 13:18 2 pgs
Fees:13.00 Taxes:2909.10
20120709-0060101

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of June, 2012 before me personally appeared M. Todd Jackson, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brent Craig, President of Rigid Development, Inc. and acknowledged that he executed the same as the free act and deed of said Brent Craig, President of Rigid Development, Inc..

Witness my hand and seal, at office in Franklin. TN, this the 29th day of June, 2012.

Notary Public
My Commission Expires: ~~My Commission~~ Expires
October 28, 2012

Name and Address of Property Owner:
Amy L. Geise and Lucian D. Geise
1217 Linden Ave
Nashville, TN 37212

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Send Tax Statements to:
Farmington Financial Group
2002 Richard Jones Road
Suite 300A
Nashville TN 37215

Map & Parcel 105.13-0-425.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $786,242.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of June, 2012.

Notary Public
My Commission Expires
My Commission Expires: October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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