WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-5-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Boor	F & M Bank	15001023700
(NAME)	(NAME)	
409 Clearwater Drive	P. O. Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Clarksville, TN 37041	
(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, Walter E. Geldrich, III and Michael A. Geldrich, Trustees of The Wilma G. Geldrich Revocable Living Trust, dated Jan. 12, 1998, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Boor, an unmarried man, 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:

Being Lot No. 765 on the Plan of Section 16, Edge-O-Lake Estates, as of record in Book 4175, page 157, Register's Office for Davidson County, Tennessee.

Said Lot No. 765 fronts 80.0 feet on the northwesterly margin of Clearwater Drive and extends back 158.72 feet on the northeasterly line and 189.42 feet on the southwesterly line, to a dead line in the rear, measuring 103.1 feet thereon.

Being the same property conveyed to The Wilma G. Geldrich Revocable Living Trust, dated Jan. 12, 1998, by deed from Wilma G. Geldrich of record in Book 10808, Page 832, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Edge-O-Lake Estates of record in Book 4175, page 157, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4468, Page 565, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 409 Clearwater Drive, Nashville, TN 37217

(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.

BILL GARRETT, Davidson County
Trans:T20130062684 DEEDWARR
Recvd: 07/23/13 13:10 2 pgs
Fees:13.00 Taxes:354.83
20130723-0076141

Witness my hand this 22nd day of July, 2013.

The Wilma G. Geldrich Revocable Living Trust, dated Jan. 12, 1998

Trustee

By: Walter E. Geldrich, III, Trustee

The Wilma G. Geldrich Revocable Living Trust, dated Jan. 12, 1998

Trustee

By: Michael A. Geldrich, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Walter E. Geldrich, III and Michael A. Geldrich with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of The Wilma G. Geldrich Revocable Living Trust, dated Jan. 12, 1998 and that they as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of July, 2013.

Commission expires:

Teresa Buck

Notary Public

TERESA BUCK
STATE OF TENNESSEE
NOTARY PUBLIC
ROWE COUNTY

MY COMMISSION EXPIRES:
July 16, 2014