WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130069904 DEEDWARR
Recvd: 08/14/13 10:24 3 pgs
Fees: 18.00 Taxes: 536.50

20130814-0085259

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Geisler	F & M Bank	053-03-0-359.00
(NAME)	(NAME)	
1601 Hadley Avenue	10 Cadillac Drive # 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Olga P. Orange, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Andrew Geisler and Wife, Kimberly Geisler**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 77 and the northerly 38.5 feet of Lot No. 78, on the REVISED PLAN OF SECTION "E", VILLAGE OF OLD HICKORY, as shown by plat appearing of record in Plat Book 1424, Page 132, of the Register's Office of Davidson County, Tennessee, and described together as follows:

Being the same property conveyed to Olga P. Orange, an unmarried woman by Warranty Deed dated August 2, 1954, from Roy Thompson and wife, Sarah H. Thompson and filed for record on August 6, 1954, in Book 2293, Page 126, Register's Office for Davidson County, Tennessee.

The said Hobert C. Orange having since deceased on October 20, 1999 leaving Olga P. Orange as the sole surviving heir.

Subject to all matters as set forth on the plat of record in Plat Book 1424, Page 132, Register's Office of said County.

All matters as set out document including but not limited to an Easement as shown of record in Book 2035, Page 608, Register's Office for said County.

Charter of the Homeowner's Association of record in Book 8290, Page 865, Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

** (continuation of legal description)

Beginning at a point on the Easterly margin of Hadley Avenue, 38.5 feet South of the common corner of Lots 77 and 78; thence with the margin of said Avenue, Northerly 91.6 feet to the beginning of a curve; thence along said curve, Northeasterly 39.3 feet to the South margin of Sixteenth Street; thence with the margin of said Street, Easterly 141.5 feet to the common corner of Lots 71 and 77; thence with the line between said lots, and along the line between Lots 72 and 78, Southwardly 115.7 feet to a point; thence Westerly crossing through Lot 77, along a line parallel to the line between Lots 77 and 78, 166.45 feet to the beginning.

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1601 Hadley Avenue, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 9th day of August, 2013.

Olga P. Orange by Meta Guin her atty in fact

Olga P. Orange by Meta Guin her atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 9TH day of August, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Meta Guin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Olga P. Orange, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20130814008258, Register's Office of Davidson County, Tennessee.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON