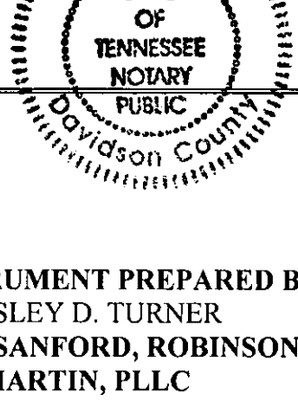
BILL GARRETT, Davidson County
Trans:T20130085471 DEEDWARR
Recvd: 10/03/13 09:42 2 pgs
Fees:13.00 Taxes:2790.17
20131003-0103820



THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $754,100.00. Affiant Subscribed and sworn to before me, this 27 day of September, 2013. Notary Public My Commission Expires: 07/03/17

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Erik D~~avid~~ Geiger and Susan Braunlin Geiger 1490 A Clairmont Place Nashville, TN 37215	New Owner	11712011400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ERIK ~~DAVID~~ D. GEIGER AND WIFE, SUSAN BRAUNLIN GEIGER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision of Lot 17 and Part of Lot 16, Block A Galecrest No. 2 in Instrument No. 20130215-0015532, 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 part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnershp, by deed from Jean O. Hoffman, Trustee U/A/D April 21, 1997 of The Hoffman Joint Revocable Living Trust, recorded as Instrument No. 20130201-0010620, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 843, page 30, Register's Office for Davidson County, Tennessee.

2. All matters as shown on the Plan of record as Instrument No. 20130215-0015532, Register's Office for Davidson County, Tennessee.

3. Easement for setting electric light poles and/or telephone poles as set out in deed of record in Book 1021, page 192, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1490 A Clairmont Place, Nashville, TN 37215**.

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 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 further covenant and bind ourselves, our successors and assigns, 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 person whomsoever.

WITNESS my hand this 27 day of September, 2013.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30 day of September, 2013

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

_____
Notary Public

My Commission Expires: _____