THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2013. Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130104575 DEEDWARR
Recvd: 12/16/13 11:41 2 pgs
Fees:13.00 Taxes:943.50
20131216-0126774

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip E. Granke	Sumner Bank and Trust	MAP 105-13
2106 15th Avenue South	780 Browns Lane	PARCEL 004.00
Nashville, TN 37212	Gallatin, TN 37066	
(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, **Eugene A. TeSelle, Jr. and wife, Penelope S. TeSelle**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip E. Granke and Mathilde Granke, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of the Resubdivision of part of Belmont Land Company's Subdivision, called Belmont Heights, of record in Book 421, Page 71, 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 Eugene A. TeSelle, Jr. and wife, Penny TeSelle by Warranty Deed from Roger A. Davis and wife, Vanessa Davis, of record in Book 5460, Page 859, Register's Office for Davidson County, Tennessee, dated June 28, 1979 and recorded on July 6, 1979.

Being part of the same property conveyed to Eugene A. TeSelle, Jr. by Quitclaim Deed from Penelope S. TeSelle, of record in Book 9676, Page 608, Register's Office for Davidson County, Tennessee, dated May 15, 1995 and recorded on May 19, 1995.

Being the same property conveyed to Eugene A. TeSelle, Jr. and wife, Penelope S. TeSelle, as tenants by the entirety, by Quitclaim Deed from Eugene A. TeSelle, Jr. and Jeffrey Mobley, Trustee, of record in Instrument No. 20120508-0039761, Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on May 8, 2012.

Eugene A. Teselle, Jr. is also known as Eugene A. TeSelle.
Penelope S. TeSelle is also known as Penny TeSelle.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2106 15th Avenue South, Nashville, TN 37212.**

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 our hand( ) this the 5th day of December, 2013.

Eugene A. TeSelle, Jr.

Eugene A. TeSelle, Jr.

Penelope S. TeSelle

Penelope S. TeSelle

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 **Eugene A. TeSelle, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of December, 2013.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

My Commission expires: 1-9-16

Notary Public

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 **Penelope S. TeSelle** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of December, 2013.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

My Commission expires: 1-9-16

Notary Public