Box 29

19172U
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20140035250 DEEDWARR
Recvd: 05/20/14 15:35 3 pgs
Fees:18.00 Taxes:277.50
20140520-0043516

WARRANTY DEED

Address New Owner(s)
Mr. & Mrs. Daniel F. Geldrich, Jr.
616 Bel Air Drive
Nashville, TN 37217

Send Tax Bills to: and
New Owner(s)

Map-Parcel:
13401006600

FOR AND IN 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, I/we, **James L. Geldrich, Sr. (aka James Lucien Gelrich, Sr.), Steven M. Geldrich, Sr. (aka Steven Michael Geldrich, Sr.), Sharon G. Brown (aka Sharon Delories Brown), Penny S. Brewington (aka Penny Susan Brewington) and Daniel F. Geldrich, Jr. (aka Daniel Francis Geldrich, Jr.), heirs to the Estate of Daniel F. Geldrich, Sr.** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel F. Geldrich, Jr. and wife, Debra L. Geldrich**, hereinafter called the Grantee(s), his 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. 86 on the Map of Curreywood Acres Subdivision, as of record in Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 118 feet on the southerly margin of Bel-Air Drive and extends back between lines 619 feet, more or less, on the easterly line, which is a broken line, and 550 feet on the westerly line to the right of way of the N.C.&St.L Railway, measuring 80 feet, more or less, thereon.

BEING the same property conveyed to Daniel F. Geldrich and wife, Helen J. Geldrich by deed dated May 13, 1955, and filed in Book 2399, page 177, said Register's Office. The said Helen J. Geldrich having predeceased Daniel F. Geldrich. Pursuant to the Last Will & Testament of Daniel F. Geldrich, Sr., Probate No. 12P1782, title is now vested in James Lucien Gelrich, Sr.; Steven Michael Geldrich, Sr.; Sharon Delories Brown; Penny Susan Brewington and Daniel Francis Geldrich, Jr.

THIS conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This is improved property known as: 616 Bel Air Drive, Nashville, TN 37217

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 whosoever.

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 as of the date shown on the Notary Form.

James L. Geldrich, Sr.

Steven M. Geldrich, Sr.

Sharon G. Brown

Penny S. Brewington

Daniel F. Geldrich, Jr.

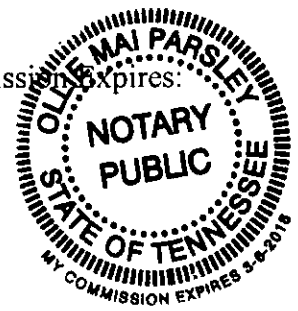
STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James L. Geldrich, Sr.; Steven M. Geldrich, Sr.; Sharon G. Brown; Penny S. Brewington and Daniel F. Geldrich, Jr. , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of May, 2014.

Notary Public

My Commission Expires:



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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Sworn to and subscribed before me
this 16th day of May, 2014.

Notary Public

My Commission Expires:

