BILL GARRETT, Davidson County
Trans:T20140048232 DEEDWARR
Recvd: 07/07/14 14:13 2 pgs
Fees:13.00 Taxes:1174.75
20140707-0059577

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jennifer Kauerz & Jason R Ross
5603 Vine Ridge Drive
Nashville, TN 37205

SEND TAX BILL TO:
New Penn Financial
4000 Chemical Road #200
Plymouth Meeting PA 19462

MORTGAGEE:
Same as TAX Bills

Map/Parcel 103-10-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lance Tyler Gish, married,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jason Ross and Jennifer Kauerz**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 26** on the Plat of **Brookside Court, Addition No. 4, Section 2**, as shown by plat and survey of record in Book 1835, page 114, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lance Tyler Gish, unmarried, by Warranty Deed dated June 15, 2004, from Reba G. Powers, unmarried, appearing of record in Instrument #20040628-0076241, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **5603 Vine Ridge Drive, Nashville, Tennessee 37205.**

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, Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind himself, his heirs 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 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.

Andrea Gish, the wife of Lance Tyler Gish, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the Grantees.

WITNESS OUR HANDS, this the 30th day of June, 2014.

Lance Tyler Gish

Andrea Gish

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lance Tyler Gish and wife, Andrea Gish**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2014.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $317,500.00.

AFFIANT

Subscribed and sworn to before me on this 30 day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 1-9-18

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

File #14-063