THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140069971 DEEDWARR
Recvd: 09/18/14 13:33 2 pgs
Fees:13.00 Taxes:999.00
20140918-0085776

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melissa Geitgey and Oscar Fernandez Prat 1038 W. Greenwood Avenue Nashville, Tennessee 37206	New owner	083-01-0-079.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ROWAN C. MILLAR**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **MELISSA GEITGEY and OSCAR FERNANDEZ PRAT, wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Jones and Bradford Subdivision, of record In Plat Book 161, page 142, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rowan C. Millar, by Quitclaim Deed from Megan R. Holsten of record in Instrument No. 20061017-0128545, dated 10/2/2006, Register's Office for Davidson County, Tennessee.

This is improved property known as **1038 W. Greenwood Avenue, Nashville, Tennessee 37206 .**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand this **15th** day of **September, 2014**:

Rowan C. Millar

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROWAN C. MILLAR**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 15th day of September, 2014:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $270,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2014:

Notary Public

My Commission Expires: 1-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON