Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140074678 DEEDWARR
Recvd: 10/03/14 10:22 3 pgs
Fees:18.00 Taxes:1332.00
20141003-0091606

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
736261 421928-004784
Joy Finegan

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Keith M. Giger	(NAME) New Owner	82-9-7-3.00CO
(STREET ADDRESS OR ROUTE NUMBER) 407 Van Buren Street	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37208	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Huw T. Clarke and Kelley Clarke, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Keith M. Giger and Eileen M. Giger * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:
*husband and wife

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20111020008116723 in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 360,000.00

Affiant Anderson

Subscribed and sworn to before me this the 19th day of September, 2014

Notary Public

My commission expires:

(Affix Seal)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-12-2017

This is unimproved ( ), known as 407 Van Buren Street, Nashville, TN 37208
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 6 day of August, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Huw T. Clarke

Kelley Clarke

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, BAN KADER, a Notary Public in and for said County and State, Huw T. Clarke, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Huw executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of August, 2014.

Notary Public

(This area for official notarial seal)

My Commission Expires: Sept. 11, 2017

BAN KADER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, BAN KADER, a Notary Public in and for said County and State, Kelley Clarke, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Kelley executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of August, 2014.

Notary Public

(This area for official notarial seal)

My Commission Expires: Sept. 11, 2017

BAN KADER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit 3, as shown on the plan attached as Revised Exhibit B, Amendment No. 1 to the Declaration of Germantown Station Condominiums, as of record in Instrument 201110200081623, Register's Office for Davidson County, Tennessee, the Declaration of Germantown Station Condominiums of record in Instrument 201008040061209, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Huw T. Clarke, unmarried by deed from Germantown Station Homes, LLC of record in Instrument No. 20120313-0021700 Register's Office for Davidson County, Tennessee, dated March 09, 2012 and recorded on March 13, 2012.