Box 14

27115-8
Box 14

return to: John T Cook, PC
2927 Berry Hill Dr, Nashville TN 37204

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150030348 DEEDWARR
Recvd: 04/22/15 09:12 2 pgs
Fees: 13.00 Taxes: 2423.50
20150422-0035817

File No.: ALW-15-907

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/13/17

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTERS MILES WARFIELD, JR. AND Susannah Shepley Smith	FARMINGTON MORTGAGE, A DIVISION OF CAPSTAR BANK	118-5-182.00
(NAME)	(NAME)	
907 Clayton Avenue	2002 RICHARD JONES ROAD, STE 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	NASHVILLE, TENNESSEE 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CHARLES GERBER JR. AND WIFE, HAYLEY GERBER**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WALTER MILES WARFIELD, JR., AN UNMARRIED MAN, AS TO AN UNDIVIDED 33.5% INTEREST, AND SUSANNAH SHEPLEY SMITH, AN UNMARRIED WOMAN, AS TO UNDIVIDED 66.5% INTEREST, AS TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, the Northerly portion of Lot(s) 55, as shown on the map entitled Battlefield Estates, Section One, of record in Book 843, Page 96, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 55 fronts 100 feet on the Southerly margin of East Clayton Avenue and runs back between lines measuring 227.2 feet on the Easterly line and 225.9 feet on the Westerly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Charles Gerber, Jr. and Hayley Gerber, husband and wife by Warranty Deed from William R. Parker and wife, Mary Frances Parker, recorded on the 9th day of May, 2012 in Instrument No. 20120509-0040125, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 907 Clayton Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 20th day of April, 2015.

Charles Gerber Jr.

Hayley Gerber

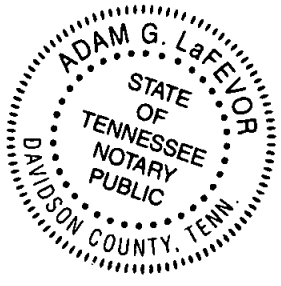
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Gerber Jr. and wife, Hayley Gerber, the within named bargainor, 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, this the 20th day of April, 2015.

Notary Public
My Commission Expires: 10/18/16

(SEAL)



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171