15.1.106

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of April, 2015 by and between Frank H. Ernst, Jr. and wife, Verna W. Ernst, hereinafter referred to as GRANTOR, and Amanda Geiger, a single woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, being lot no. 71 on the Map of Dalewood, Section I, as of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank H. Ernst, Jr and wife, Verna W. Ernst by Warranty Deed from Jeffrey L. Sasser dated September 29, 2014 and recorded October 7, 2014 of record in Instrument no. 20141007-0092707 Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Jeffrey L. Sasser, unmarried by Deed from William Norvell Womelsdorf, III and wife, Jeana M. Womelsdorf dated May 28, 1997 and recorded June 2, 1997 of record in Book 10475, page 275 Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 2200 Stratford Ave, Nashville, TN 37216

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Frank H. Ernst, Jr. by Clay Ernst his attorney in fact

Frank H. Ernst, Jr.
by Clay Ernst his attorney in fact

Verna W. Ernst by Clay Ernst her attorney in fact

Verna W. Ernst
by Clay Ernst her attorney in fact

BILL GARRETT, Davidson County
Trans:T20150030458 DEEDWARR
Recvd: 04/22/15 11:02 2 pgs
Fees:13.00 Taxes:832.50
20150422-0035964

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of April, 2015 before me personally appeared Clay Ernst, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frank H. Ernst, Jr. and wife, Verna W. Ernst, and acknowledged that he executed the same as the free act and deed of said Frank H. Ernst, Jr and wife, Verna W. Ernst.

Witness my hand, at office, this 20th day of April, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Amanda Geiger
910 15th Ave South,
Nashville, TN 37212

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Dr Ste 400
Franklin, TN 37067

Map & Parcel 072-12-99.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $225,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of April, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

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