BILL GARRETT, Davidson County
Trans:T20150068873 DEEDWARR
Recvd: 08/17/15 11:01 2 pgs
Fees:13.00 Taxes:839.90
20150817-0082292

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1777

RETURN TO
Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Harlen W. Gessner Carol A. Gessner 218 New Sawyer Brown Road Nashville, TN 37221	CMG Mortgage, INC 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	128-10-0-054.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2015.

Notary Public

My Commission Expires: 11-3-2015
(Affix Seal)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Serjik Jookar and wife, Astghik Jookar,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Harlen W. Gessner and Carol A. Gessner, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 81 as shown on the Plan of Stacy Square, Section 3, of record in Book 4175, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Said Lot 81, which is a corner lot, fronts 75.0- feet on the southeasterly margin of Sawyer Brown Road and fronts 100.00 feet on the southwesterly margin of Hicks Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 100.00 feet on the southeasterly line and 125.0 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Serjik Jookar and wife, Astghik Jookar, by Warranty Deed from Carl R. Arwood, unmarried, dated July 23, 1998, of record in Book 11035, page 427, Register's Office for Davidson County, Tennessee.

Astghik Jookar is also known as Aussie Jookar.

This is ☒ Improved OR ☐ Unimproved property located at: **218 New Sawyer Brown Road, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **14th** day of **August, 2015.**

GRANTOR(S)

Serjik Jookar

Astghik Jookar

STATE OF TENNESSEE
COUNTY OF <Location of Closing>

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Serjik Jookar and Astghik Jookar** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **14th** day of **August, 2015.**

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016