This instrument was prepared by:
**Advantage Title and Escrow**
3325 Aspen Grove Drive, Suite 104
Franklin, Tennessee 37067
Box 13

BILL GARRETT, Davidson County
Trans:T20150080528 DEEDWARR
Recvd: 09/22/15 10:19 2 pgs
Fees:13.00 Taxes:481.00
20150922-0096139

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is
$130,000.00
affiant
Subscribed and sworn to before me, this the __th day of September, 2015.
Notary

# WARRANTY DEED

**Address of New Owner:**
Elizabeth Elder Hazelwood
124 Lake Terrace Dr
Hendersonville, TN. 37075

**Send Tax Bills To:**
New owner

**Map & Parcel:**
091-08-0-126.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jason S. Gerding and Francesca Mirti, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Elder Hazelwood** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN ~~RUTHERFORD~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 8, as shown on the Map entitled the Map of Subdivision of Lot Nos. 25 and 26 of the County Lands, being part of Lot No. 42, Clifton, of record in Book 161, Page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Jason S. Gerding and Francesca Mirti of record in instrument # 20130628-0066790,Said Register's Office. Francesca Mirti's name was mistakenly spelled incorrectly as Francesca Mirgi on previous deed.

Unimproved (X ) known as: **1030 40th Avenue North, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th day of September 2015.

JASON S. GERDING

FRANCESCA MIRTI

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name JASON S. GERDING AND FRANCESCA MIRTI The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that They executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Austin, Texas, this the 12th day of September, 2015.

SARAH TAYLOR
MY COMMISSION EXPIRES
APRIL 23, 2018

Sarah Taylor
Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name _____ The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the __th day of September, 2015.

_____

Notary Public