WARRANTY DEED

File #15157

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline N. Hardemon	New Owner	161160A04400CO
(NAME)	(NAME)	
130 Shadow Glen		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Randee Lynn Gevertz and Martin Gevertz, tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline Nicole Hardeman, an unmarried woan,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit no. 44 on the Plan of Townhomes of Shadow Glen as shown on the exhibit to the declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 2004040713-0083179; Instrument No. 2004070-0086706l; Instrument No. , 20040720-0086707, Register Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randee Lynn Gevertz and Martin Gevertz, as tenants in common by Quitclaim deed from Randee Gevertz and Martin Gerverz, as concurrent independent co-trustees of The Daisy Reiff Revocable Trust u/t/a dated June 19, 2009 dated June 9, 2015 and filed of record in Instrument No. 20150803-0076329. Further being the same property conveyed into The Daisy Reiff Revocable Trust u/t/a June 19, 2009 by virtue of Affidavit of Heirship dated 7/31/2015 and filed of record in Instrument No. 20150803-0076328, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20150093453 DEEDWARR
Recvd: 11/03/15 08:58 3 pgs
Fees:18.00 Taxes:529.10
20151103-0111662

unimproved ☐
This is improved ☒ property, known as 130 Shadow Glen, Nashville, TN

(House Number) (Street) (P.O. Address) (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 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. 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 hand this 29th day of October, 2015.

Randee Lynn Gevertz

STATE OF New Jersey

COUNTY OF Monmouth

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Randee Lynn Gevertz, the bargainor(s), 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 29th day of October, 2015.

Notary Public

My Commission Expires:

YVETTE AMBROSE
ID # 2296288
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 29, 2018

YVETTE AMBROSE NOTARY PUBLIC NEW JERSEY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Witness my hand this 29 day of October, 2015.

Martin Gevertz by Jana Gevertz Fiorelli, his attorney in fact

Martin Gevertz
By: Jana Gevertz Fiorelli, his attorney in fact

STATE OF PA
COUNTY OF BUCKS

Before me personally appeared Jana Gevertz Fiorelli, 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 Martin Gevertz pursuant to a Specific Power of Attorney dated 10/28/2015 and filed of record in Instrument No. 20151028-0109725 in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Martin Gevertz as his attorney in fact.

Witness my hand and seal this 29 day of October, 2015.

Lawrence W. Derby
Notary Public

My Commission Expires: 1-20-18

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LAWRENCE W DERBY
Notary Public
MIDDLETOWN TWP., BUCKS COUNTY
My Commission Expires Jan 20, 2018