Box14

28282-8A
Box 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20160034102 DEEDWARR Recvd: 04/26/16 09:43 2 pgs Fees:13.00 Taxes:1565.10 20160426-0040331	The actual consideration or ~~value~~, whichever is greater, for this transfer is **$423,000.00.** Kathy Goodson Affiant Subscribed and sworn to before me, this the 25th day of April, 2016. Anna Agee Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jacob Geismar	**Access National Mortgage**	**Map 116-03-0 Parcel 070.00**
144 Kenner Avenue	**1800 Robert Fulton Drive, Suite 350**	
Nashville, TN 37205	**Reston, VA 20191**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Abigail Spaulding and husband, Joel Bruce Spaulding, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Geismar, unmarried man

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 the south 1/2 of Lot No. 15 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines, 209 feet on the north line and 205.75 feet, more or less, on the south line, to a dead line on which it measures 50.08 feet, more or less.

This conveyance is made together with and subject to easements for driveway purposes of record in Book 4330, Page 378 and Book 9685, Page 519, said Register's Office.

Being the same property conveyed to Abigail Spaulding and husband, Joel Bruce Spaulding III, by Deed dated June 28, 2012 from Robert B. Yates and wife, Nicole M. Yates, of record in Instrument No. 20120702-0057583, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: (1) The Plan of record in Book 421, Page 100, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Subject to Easement for driveway purposes of record in Book 4330, Page 378, and Book 9685, Page 519, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **144 Kenner Avenue, Nashville, TN 37205**

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 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/our hand(s) this **25th** day of **April, 2016.**

Abigail Spaulding

Abigail Spaulding

Joel Bruce Spaulding III

Joel Bruce Spaulding, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Abigail Spaulding and Joel Bruce Spaulding, III,** the within named sellers, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17