NEW OWNER:

Geraldine Gurdian
Juan Hernandez
308 Cherry Street
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

CAROLYN CHRISTOFFERSEN
Attorney At Law
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

FILE NO: 16-0194

Map/Parcel: 43-13-0-272.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20170005834 DEEDWARR
Recvd: 01/20/17 12:47 3 pgs
Fees: 18.00 Taxes: 360.75

20170120-0006562

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Seven Thousand Five Hundred and 00/100 Dollars ($97,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Thomas A. Stueck and wife, Gennifer D. Stueck and Heather B. Eslick and husband, Craig Eslick,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Geraldine Gurdian and husband, Juan Hernandez** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Crittenden Estates, Block C of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas A. Stueck and wife, Gennifer D. Stueck and Heather B. Eslick and husband, Craig Eslick by warranty deed from Gloria McAlister, unmarried, dated June 22, 2004 and of record in Instrument No. 20040624-0075053, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 308 Cherry Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 11th day of January, 2017.

Thomas A. Stueck

Gennifer D. Stueck

Heather B. Eslick

Craig Eslick

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Franklin

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Thomas A. Stueck and Gennifer D. Stueck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 11th day of January, 2017.

NOTARY PUBLIC

My commission expires: 9/18/17

KRISTIE BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Franklin

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Heather B. Eslick and Craig Eslick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 11th day of January, 2017.

NOTARY PUBLIC

My commission expires: 9/18/17

KRISTIE BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

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The actual consideration or value, whichever is greater, for this transfer is $97,500.00 .

Tonya Bohannon
AFFIANT

Sworn to and subscribed to before me this 11th day of January, 2017.

Carolyn M Christoffersen
NOTARY PUBLIC

My commission expires: 10/03/2017

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY