BILL GARRETT, Davidson County
Trans:T20170035521 DEEDWARR
Recvd: 04/27/17 10:25 2 pgs
Fees:13.00 Taxes:936.30
20170427-0041366

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027
RETURNED TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,055.00

Affiant

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of April, 2017

Notary Public
Commission Expires: 3/25/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew K. Gutgsell 1218 Joseph Avenue Nashville, TN 37207-5425	NEW OWNER	071-15-0-286-00

WARRANTY DEED

FOR AND IN 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, I/WE,

Chase Geiser, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew K. Gutgsell and Benjamin J. Brown, Joint Tenants with Right of Survivorship

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. 44 on the Plan of C. F. Sharpe & W. L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville of record in Plat Book 161, Page 53, 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 Lien Vo Jones by Special Warranty deed from Aurora Loan Services, LLC of record in Instrument No. 20100204-0008989 Register's Office for Davidson County, Tennessee, dated January 07, 2010 and recorded on February 04, 2010. (Value of consideration shown in aforementioned deed $54,900.00.)

Being the same property conveyed to Chase Geiser, a single man by Warranty deed from Lien Vo Jones, married of record in Instrument No. 20150819-0083358 Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 19, 2015. (Value of consideration shown in aforementioned deed $210,000.00.) Being also known as 1218 Joseph Avenue Nashville, Tennessee 372075425.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1218 Joseph Avenue, Nashville, TN 37207-5425.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of April, 2017.

Chase Geiser by Brandon Sory, Attorney in Fact
Chase Geiser by Brandon Sory, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 26th day of April, 2017, before me personally appeared Brandon Sory to me known to be the person who executed the foregoing instrument in behalf of Chase Geiser as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of said Chase Geiser.

Witness my hand and official seal at BRENTWOOD, Tennessee this 26th day of April, 2017.

Notary Public
My Commission Expires: 6-19-18

(Notary Seal)

