BILL GARRETT, Davidson County
Trans:T20170055315 DEEDWARR
Recvd: 06/28/17 12:35 4 pgs
Fees:23.00 Taxes:814.00
20170628-0065065

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Aisha Hall
Affiant

Subscribed and sworn to before me, this 27th day of June, 2017.

Notary Public
My commission expires:

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

04-1705-56464

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Richard Bryant 4625 Buckpasser Avenue Antioch TN 37013	Same as new owner	150-14-0-D-050.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul Gehrke, married and Marion Gehrke, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Bryant**, hereinafter called the Grantees, their successors 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. 134, on the Plan of Phase One, Keeneland Downs, of record in Instrument No. 20070612-0070162, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Gehrke, unmarried and Marion Gehrke, married by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated July 5, 2013, recorded July 8, 2013, of record in Instrument No. 20130708-0070459, Register's Office for Davidson County, Tennessee.

Victoria Gehrke, spouse of Paul Gehrke, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

The subject property is neither the principal residence of Marion Gehrke nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4625 Buckpasser Avenue, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of June, 2017.

Paul Gehrke

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Paul Gehrke,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 27th day of June, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/20

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS my hand this 6th day of June, 2017.

Victoria Gehrke

Victoria Gehrke

STATE OF ~~Rutherford~~ Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Victoria Gehrke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna (City), TN (State), this 6th day of June, 2017.

Notary Public
State of Tennessee at Large

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 12/20/20

WITNESS my hand this 6th day of June, 2017.

Marion Gehrke

STATE OF Iowa
COUNTY OF Hardin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marion Gehrke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Alden (City), ~~Ia~~ (State), this 6th day of June, 2017.

Notary Public
State of Iowa at Large

My Commission expires:

LORRIE WATTS
Commission Number 191777
My Commission Expires
Aug 6, 2018