WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061990 DEEDWARR
Recvd: 07/20/17 09:45 2 pgs
Fees:13.00 Taxes:1036.00

20170720-0073151

J-BT-17-1407-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Geoffery B. Getter	**New Owner**	
(NAME)	(NAME)	
5062 Cobblestone Creek Dr.		**071-16-0-026.00**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER DART LIVINGSTON,, JR., A MARRIED MAN AND BRIAN G. FOSTER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEOFFERY B. GETTER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 60 feet on the Northerly 325 feet of Lot No. 6 on the Plan of A. B. Spain's Subdivision of the Lischey Gardens of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 6 fronts 60 feet on the Easterly side of Jones Avenue and extends back between parallel lines 269 feet to a dead line in the rear, measuring 60 feet thereon.

Included in the above description but excluded therefrom is the following Right-of-Way conveyed by Frank Davenport to Metropolitan Government of Nashville & Davidson County by Warranty Deed dated 10/14/03 and recorded 10/22/03 in Instrument Number 20031022-0156561, described as follows: Beginning at a point in the existing right-of-way of Jones Avenue, 14.49 feet right of station 20+37.84 Project 01-R-05; thence with the Easterly right-of-way of Jones Avenue, North 13 degrees 34' 40" East, 60.32 feet to a point 13.93 feet right of station 20+98.16 Project 01-R-05; thence leaving the Easterly right-of-way of Jones Avenue, South 76 degrees 28' 22" East, 11.07 feet to a point; thence South 14 degrees 06' 34" West, 60.06 feet to a point; thence North 77 degrees 55' 00" West, 10 52 feet to the point of beginning, containing approximately 649.50 square feet, or 0.015 acres.

Being the same property conveyed to Roger Dart Livingston, Jr. and Brian G. Foster, tenants in common by Warranty deed from Jacob Gorman of record in Instrument No. 20160602-0055525 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 02, 2016.

**Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee.
- Conveyance out to Metro Government of record in Instrument Number 20031022-0156561, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3703, Page 150 and Book 3764 , Page 122, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1407 Jones Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF JULY, 2017.

Roger Dart Livingston,, Jr.

Brian G. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER DART LIVINGSTON,, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2017..

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN G. FOSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2017..

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212