THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23565 **After Recording Return To:** **J. Tom Minor, IV, Esq.** **Minor Closing Company** **745 College Drive, Suite B** **Dalton, GA 30720**	STATE OF ~~TENNESSEE~~ Georgia COUNTY OF Whitfield THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS~~ TRANSFER IS $ **839,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2017. Notary Public MY COMMISSION EXPIRES: 10-3-19 (AFFIX SEAL)

JESSICA SWINFORD NOTARY PUBLIC WHITFIELD COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 03, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Burgener and Lindsay S. Burgener	JOSHUA L. AND LINDSAY S. BURGENER	117-06-0 095.00
2308 Woodmont Boulevard	2308 WOODMONT BOULEVARD	BILL GARRETT, Davidson County Trans:T20170072937 DEEDWARR Recvd: 08/23/17 08:33 2 pgs Fees:13.00 Taxes:3106.15
Nashville, TN 37215	NASHVILLE, TN 37215	20170823-0086348
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Larry R. Stessel and wife, Sara E. Stewart-Stessel,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua L. Burgener and wife, Lindsay S. Burgener,**

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 easterly 100 feet of lot No. 33 on the plan of S. L. Hampton's Subdivision, called "Hillsboro Heights", not of record, described according to a copy of a survey thereof made December 26, 1912, as follows:

Beginning at a point in the northerly margin of Woodmont Boulevard formerly Concrete Boulevard, the common corner of Lots Nos. 33 and 34, which point is 600 feet west of the center line of 23rd Avenue South; thence with the line between said Lots Nos. 33 and 34, northerly 367.7 feet to the common corner of said lots and Lots Nos. 24 and 25; thence with the line between Lots Nos. 33 and 25, westerly 100 feet to the northeast corner of that part of Lot No. 33 conveyed to Edwin Francis Hunt and wife, by deed from Life and Causualty Insurance Company of Tennessee, Inc., of record in Book 1058, page 270, Registers office for said County; thence along Hunt's easterly line, southerly 368 feet, more or less, to the northerly margin of Woodmont Boulevard 700 feet west of the center line of 23rd Avenue South; thence along the northerly margin of Woodmont Boulevard, easterly 100 feet to the point of beginning.

Being the same property conveyed to James E. Mayer and wife Shannon P. Mayer by Warranty Deed from Larry R. Stessel and wife Sara E. Stewart-Stessel of record in Instrument No. 200312050175142 Register's Office for Davidson County, Tennessee, dated December 4, 2003 and recorded on December 5, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2308 Woodmont Boulevard, Nashville, TN 37215.**

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 do 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 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 our hands this the 14th day of August, 2017.

Larry R. Stessel

Sara E. Stewart-Stessel

STATE OF Pennsylvania

COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry R. Stessel and Sara E. Stewart-Stessel,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of August, 2017.

My Commission expires: November 15, 2020 DonnaMarie L. Stiansen
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DonnaMarie L. Stiansen, Notary Public
Barrett Twp., Monroe County
My Commission Expires Nov. 15, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES