29999-9 Box 14

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 170712834 Bill Garrett Davidson County Batch# 505 DEEDWARR 09/13/2017 10:25:59 AM 2 pgs Fees: $13.00 Taxes: $3,896.10 20170913-0093493	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,053,000.00. Jessica D. Puckett Affiant Subscribed and sworn to before me, this 12th day of September, 2017. Anna Agee Notary Public My Commission Expires: 5-8-18 ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam J. Geist and Mendi Chappell Geist 129 CHEEK RD Nashville TN 37205-4215	New Owners	Tax Parcel ID No. 13009005400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John F. Cline and Ansel K. Cline, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam J. Geist and Mendi Chappell Geist, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County ,Tennessee, being Lot No. 8 on the Plan of Cheekwood Estates as of record in Plat Book 2663, Page 103, as Amended at Instrument No. 20050818-0098274, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John F. Cline and wife, Ansel K. Cline by Warranty Deed from Charles D. Cline, Jr. and wife, Courtenay C. Cline, recorded on the 5th day of August, 2005 in Instrument No. 20050805-0092670, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEEKWOOD ESTATES, as recorded in Plat Book 2663, Page(s) 103, Amended at Instrument No. 20050818-0098274.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2859, Page 492.

This is improved property located at 129 CHEEK RD Nashville TN 37205-4215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2017.

John F. Cline

Ansel K. Cline

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John F. Cline and Ansel K. Cline, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018