Bill Garrett
Batch# 6983
10/03/2017 10:07:43 AM
Fees: $13.00 Taxes: $1,363.45
Davidson County
DEEDWARR
2 pgs
20171003-0101087

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for ~~this transfer is~~ $368,~~500~~.00

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2017.

Notary Public
My Commission Expires: _____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marion Renfroe 6344 Sunnywood Drive Antioch, TN 37013	new owner	173-09-0B-144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Aaron J. Gauger and Shay M. Gauger husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marion Renfroe, an unmarried woman**, 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. 349 on the Plan of Barnes Cove, Phase 3, Section 1, of record in Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Aaron J. Gauger and Shay M. Gauger, husband and wife by Warranty Deed from Harmony Home Builders, LLC, a Tennessee limited liability company, dated September 24, 2010, recorded September 27, 2010, of record in Instrument No. 20100927-0076624, Register's Office for Davidson County, Tennessee.

This is improved property located at: 6344 Sunnywood Drive, Antioch, TN 37013

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Aaron J. Gauger, by Shay M. Gauger pursuant to the Power of Attorney executed by Aaron J. Gauger on September 5, 2017, of record in Instrument No. 20171003-0101086, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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. Whenever used, the singular number 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 28th day of September, 2017.

AARON J. GAUGER, by SHAY M. GAUGER, HIS ATTORNEY IN FACT

Aaron J. Gauger, by Shay M. Gauger, his Attorney-in-Fact

Shay M. Gauger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Shay M. Gauger**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of September, 2017.

Notary Public
My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Shay M. Gauger pursuant to the Power of Attorney executed by Aaron J. Gauger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Aaron J. Gauger, as Attorney in Fact, as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 28th day of September, 2017.

Notary Public
My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021