THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114072** Bill Garrett Davidson County Batch# 37427 DEEDWARR 12/15/2017 02:11:01 PM 2 pgs Fees: $13.00 Taxes: $3,326.30 20171215-0128102	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $899,000.00. Affiant Subscribed and sworn to before me this 13th day of December, 2017. Notary Public My Commission Expires: SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2020

WARRANTY DEED

Address New Owner: Susan Geiger and Erik Geiger 5904 ROBERT E. LEE COURT Nashville TN 37215-5220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-13-010.00

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, **Allan W. Horner and Gretchen P. Horner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Geiger and Erik Geiger, wife and husband**, ("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. 114 on the Plan of Tyne Valley Estates, Section V, of record in Plat Book 3600, Page 54, Register's Office for said County, described according to said plat and by survey of Gregory E. Daniels, Tennessee Registered Land Surveyor No. 1489 (Job #97-049) dated June 17, 1997, as follows:

Said Lot No. 114 fronts 234.98 feet (234.79 per survey) on the broken Southerly margin of Robert E. Lee Court and extends back 220.3 feet (219.63 per survey) on the Westerly line and 243.9 feet (242.91 per survey) on the broken Easterly line to a dead line in the rear, measuring 242.7 feet (242.64 per survey) thereon.

Being the same property conveyed to Allan W. Horner and wife, Gretchen P. Horner by Warranty Deed from Ronald E. Wenzler II and wife, Jan E. Simmons, recorded on the 13th day of August, 2004 in Instrument No. 20040813-0098311, 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 2018 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 TYNE VALLEY ESTATES, SECTION V, as recorded in Plat Book 3600, Page(s) 54.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3766, Page 609, Book 3788, Page 404, Book 3813, Page 383, Book 3917, Page 293 and Book 8529, Page 154.

Easement for Sewer/Storm Drainage Easement, recorded in Book 7758, Page 693 and Book 7814, Page 371.

This is improved property located at 5904 ROBERT E. LEE COURT Nashville TN 37215-5220

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 13th day of December, 2017.

Allan W. Horner

Gretchen P. Horner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allan W. Horner and Gretchen P. Horner, 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 13th day of December, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018