WARRANTY DEED

Bill Garrett Davidson County
Batch# 45651 DEEDWARR
01/08/2018 02:58:53 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180108-0002412

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 300,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 18th DAY OF December2017

Notary Public

MY COMMISSION EXPIRES: 2/25/20
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark David Gensheimer, II and Colleen Gensheimer	Same as new owner	081-11-0-454.00
1720 12th Avenue N		
Nashville, TN 37208		
(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, ***Mark Gensheimer,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Mark David Gensheimer, II and wife Colleen Gensheimer*** 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:

Being the Northerly Half of Lot No. 19 on the plan of McGavock, Westmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly Ann Betty by Quitclaim deed from Jesse D. Betty of record in Instrument No. 20111209-0096394, Register's Office for Davidson County, Tennessee, dated December 8, 2011 and recorded on December 9, 2011.

Being the same property conveyed to Mark Gensheimer by Warranty Deed from Kimberly Ann Betty dated 5/27/16 and filed for record on 5/31/16 of record in Book 201605310054381, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This is: Unimproved ( )
Improved ( ) Property, known as **1720 12th Avenue N, Nashville, TN 37208**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 18th day of December, 2017

Mark Gensheimer

STATE OF TEXAS
COUNTY OF HARRIS

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

Witness my hand and official seal this 18th day of December, 2017.

Commission Expires: 08/29/2020

Notary Public

HEATHER HOWARD
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 8/29/2020
NOTARY ID 13080255-8