THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214317** Bill Garrett Davidson County Batch# 48564 DEEDWARR 01/18/2018 09:08:23 AM 2 pgs Fees: $13.00 Taxes: $3,329.63 20180118-0005130	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $899,900.00. Affiant Subscribed and sworn to before me, this 12th day of January, 2018. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Andrew Philip Urbain and Drew Taylor Waugh Urbain 1490 A Clairmont Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-12-0-114.00

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, **Erik D. Geiger and Susan Braunlin Geiger, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew Philip Urbain and Drew Taylor Waugh Urbain, husband and wife**, ("Grantees"), their 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. 1 on the Plan of Subdivision of Lot 17 and Part of Lot 16, Block A Galecrest No. 2, of record in Instrument No. 20130215-0015532, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ERIK D. GEIGER and wife, SUSAN BRAUNLIN GEIGER, by deed from HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20131003-0103820, dated September 27, 2013, said Register's Office. Sales price for this conveyance was $754,100.00.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-12-0-114.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20130215-0015532, said Register's Office.

Easement(s) of record in Book 1021, page 192, said Register's Office.

This is improved property located at 1490 A Clairmont Place Nashville TN 37215

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 January, 2018.

Erik D. Geiger

Susan Braunlin Geiger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erik D. Geiger and Susan Braunlin Geiger, 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 January, 2018.

Notary Public

My Commission Expires: _____

