Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-RM-17-725

Bill Garrett Davidson County
Batch# 56416 DEEDWARR
02/08/2018 09:55:18 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20180208-0012702

Warranty Deed

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of February, 2018. Notary Public My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katie Argotsinger Joseph Centofonti	new owners	
725 Elysian Fields Road		132-15-0-022.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW REUTER AND WIFE, KRISTY REUTER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATIE ARGOTSINGER, UNMARRIED WOMAN, AND JOSEPH CENTOFONTI, UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 26 on the Plan of Elysian Fields, Section 2, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, August 16, 1948 as follows:

Beginning at a point on the Southerly margin of Elysian Fields Road at the Northwest corner of Lot No. 27, on said plan; thence with the line between said Lots Nos. 26 and 27, Southwardly 300 feet to a point; thence Westwardly 169.6 feet to the Southeast corner of Lot No. 25, on said plan; thence with the line between said Lots Nos. 25 and 26, Northwardly 300 feet to a point on the Southerly margin of said Road; thence with the Southerly margin of said Road, Eastwardly 120.8 feet to the beginning.

Being the same property conveyed to Andrew Reuter and wife, Kristy Reuter by Warranty deed from Daniel J. Caldwell and wife, Amanda McLeod Caldwell of record in Instrument No. 20140703-0059031 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on July 03, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 725 Elysian Fields Road, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of February, 2018.

Andrew Reuter

Kristy Reuter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Reuter and Kristy Reuter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of February, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018