**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180215039**

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $343,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 72869 **DEEDWARR**
03/26/2018 08:49:09 AM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20180326-0027868

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Greta C. Bourgeois and Matthew A. Kroepel<br>1024 Eastland Avenue West<br>Nashville TN 37206 | New Owner | Tax Parcel ID No.<br>083-05-0-116.00 |

**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, **Alexander C. Luebbert and Meghan E. Luebbert, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Greta C. Bourgeois, an unmarried woman and Matthew A. Kroepel, an unmarried man, as joint tenants with right of survivorship**, ("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(s) 13, Block "F", as shown on the map entitled Eastwood Plan, of record Plat Book 421, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALEXANDER C. LUEBBERT and wife, MEGHAN E. GERKER, by deed from CHRISTOPHER A. BLANEY and wife, JENNIFER BLANEY, of record in Instrument No. 20150506-0041409, dated April 30, 2015, said Register's Office. Meghan E. Gerker having since married and is now known as Meghan E. Luebbert.

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. 083-05-0-116.00.

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 Plat Book 421, page 20, said Register's Office.

This is improved property located at 1024 Eastland Avenue West Nashville TN 37206

**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 21st day of March, 2018.

Alexander C. Luebbert

Meghan E. Luebbert, by Alexander C. Luebbert, her Attorney-in-Fact

Meghan E. Luebbert, by Alexander C. Luebbert, her Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander C. Luebbert, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Meghan E. Luebbert, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of March, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018