Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 82579 DEEDWARR
04/19/2018 09:17:07 AM 2 pgs
Fees: $13.00 Taxes: $3,367.00

20180419-0036853

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0444

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of April, 2018

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public
Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert D. Marler 719 Omandale Drive Nashville, TN 37204	NEW OWNER	132-11-0-072.00

WARRANTY DEED

FOR AND IN 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, I/WE,

William Goertel and Christen L. Goertel, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Dale Marler and Debra Gammon Marler, husband and wife,

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:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Southmeade, of record in Plat Book 1835, Pages 118 and 119, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the South margin of Omandale Drive opposite a turn into Prescott Road; thence with the margin of said Drive, East 189 feet to a point; thence Southeasterly 250.6 feet to a point; thence Westerly 230 feet to the Easterly margin of Prescott Road; thence with the margin of the same Northerly 165.6 feet to the beginning of a curve; thence around said curve, Northeasterly 31 feet to the point of beginning.

Being the same property conveyed to William Goertel and Christen L. Goertel, husband and wife by Warranty Deed from Drees Premier Homes Inc., an Ohio corporation of record in Instrument No. 20090529-0049258 Register's Office for Davidson County, Tennessee, dated May 28, 2009 and recorded on May 29, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 719 Omandale Drive, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of April, 2018.

William Goertel

Christen L. Goertel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

William Goertel and Christen L. Goertel, husband and wife

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 at Nashville, Tennessee this 16th day of April, 2018.

Notary Public

My Commission Expires: 9/16/18

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON