THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **450,000.00**. Affiant
Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2018. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Gould	New Owner	MAP 091-02-0-
5607B California Avenue		PARCEL 281.00
Nashville, TN 37209		
(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, **Hartwell E. Gex, III and Jessica L. Gex, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Gould, unmarried, and Helen Schnaper, unmarried, and Robert Gould and Madelyn Gould, husband and wife, as tenants in common with right of survivorship.**

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. 1516 of Block No. 47 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1516 fronts together 25 feet on the Southerly side of California Avenue and back between parallel lines 150 feet to an alley.

Being the same property conveyed to Hartwell E. Gex, III and Jessica L. Gex, husband and wife by Warranty deed from MRB Developers, LLC of record in Instrument No. 20160411-0034294 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 11, 2016..

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5607B California Avenue; Nashville, TN 37209.**

Bill Garrett Davidson County
Batch# 100711 **DEEDWARR**
06/05/2018 01:40:45 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180605-0053810

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 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 the 1st day of June, 2018.

Jessica L. Gex by James Waechter, Attorney-in-Fact

Hartwell E. Gex, III by James Waechter, 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, the within named **James Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jessica L. Gex and Hartwell E. Gex, III**, as their Attorney in Fact, as the free act and deed of the within named **Hartwell E. Gex, III and Jessica L. Gex.**.

Witness my hand and official seal this the 1st day of June, 2018.

My Commission expires March 3, 2020

Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE