THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180516116** Bill Garrett Davidson County Batch# 103438 DEEDWARR 06/12/2018 11:06:39 AM 2 pgs Fees: $13.00 Taxes: $1,184.00 20180612-0056335	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2018. Notary Public My Commission Expires: 12/15/21 REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm. Exp. 12/15/2021 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Theodore Geiger 705 Lakeridge Way Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 109-01-0A-052.00

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, **Robert Matthew Saunders and Emily Cura Saunders, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Theodore Geiger,** Single, ("Grantee"), his 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. 13 on the Plan of Re-subdivision Lots 12 and 13 of Phase Three- First Revision, Lakeridge of record in Plat Book 9700, Page 425, 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 Robert Matthew Saunders and Emily Cura Saunders, husband and wife by Warranty deed from Jon C. Cutright and Dominique A. Marshall, husband and wife of record in Instrument No. 20150304-0019042 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on March 04, 2015.

The execution of this instrument is effected by the signature of Robert Matthew Saunders as Attorney-in-fact for Emily Cura Saunders, which Power of Attorney is recorded in Instrument No. 20180612-0056334, in said Register's office.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 425, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 7900, Page 792, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9669, Page 715, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 10623, Page 867

and in Book 11030, Page 904, in the Register's Office for Davidson County, Tennessee. (For Sanitary Sewers)

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 11030, Page 865, in the Register's Office for Davidson County, Tennessee. (For Water Mains)

This is improved property located at 705 Lakeridge Way Nashville TN 37214

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, Grantors have executed this instrument on this 30th day of May, 2018.

Robert Matthew Saunders

Emily Cura Saunders by Robert Matthew Saunders as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Matthew Saunders,with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Matthew Saunders, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Emily Cura Saunders and that he is authorized by Emily Cura Saunders to execute this instrument on her behalf.

WITNESS my hand, at office, this 30th day of May, 2018.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022