Bill Garrett Davidson County
Batch# 124651 DEEDWARR
08/03/2018 04:15:15 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20180803-0076645

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$240,000.00** (Two Hundred Forty Thousand).

AFFIANT

Subscribed to and sworn before me this 31st day of July, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7/6/20

(NOTARY SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7/6/2020

THIS INSTRUMENT PREPARED BY ~~**AND PLEASE RETURN TO:**~~ **GRISSIM TITLE & ESCROW, LLC.** 1222 17th Avenue South, Nashville, TN. 37212		Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: G-VRES 18-1027
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Lawrence Kleuser, III 1027 Seymour Avenue Nashville, TN 37206	SAME AS NEW OWNER	08305043900

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, **RICHARD J. VAN BERCKELAER AND WIFE, PATRICIA D. VAN BERCKELAER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LAWRENCE KLEUSER, III, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being part of Lot 6 on the Plan of John Hobson Addition of record in Book "L", page 363, in the Office of the Circuit Court Clerk for Davidson County, Tennessee and of record in Book 7554, page 870, in the Register's Office for Davidson County, Tennessee; and further described according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 1673, dated July 20, 1989, as follows:

Beginning at a point in the centerline of Seymour Avenue, said point being the southeast corner of Don C. Crouch, of record in Book 7554, page 885, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein described property; thence northwardly along Crouch's easterly line, 164.5 feet to a point; thence eastwardly 62.5 feet to a point in the westerly line of Elliot C. Stockard of record in Book 10368, page 133, said Register's Office; thence southwardly 164.5 feet to a point in the centerline of Seymour Avenue; thence westwardly along said centerline 62.5 feet to the point of beginning.

Being the same property conveyed to Richard J. Vanberckelaer and wife, Patricia D. Vanberckelaer by deed from Robert B. Huffine, married, of record in Instrument No. 20050411-0039885 and re-recorded in Instrument No. 20050927-0115733, dated March 30, 2005 and recorded April 11, 2005.

Being also known as 1027 Seymour Avenue, Nashville, Tennessee 37206.

Kelley Lyn Davison executes this instrument as Attorney-in-Fact on behalf of Richard J. Van Berckelaer recorded in Instrument No. 20180803-0076643, Register's Office for Davidson County, Tennessee.

Kelley Lyn Davison executes this instrument as Attorney-in-Fact on behalf of Patricia D. Van Berckelaer, recorded in Instrument No. 20180803-0076644, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1027 SEYMOUR AVENUE** **NASHVILLE, TN 37206**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number. GTE File. 2018074981

WITNESS, this 31st day of July, 2018

Richard J. Van Berckelaer
Richard J. Van Berckelaer

Patricia D. Van Berckelaer
Patricia D. Van Berckelaer

Kelley Lyn Davison, as his Attorney-in-fact
By: Kelley Lyn Davison, as his Attorney-in-Fact

Kelley Lyn Davison, as her Attorney-in-fact
By: Kelley Lyn Davison, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kelley Lyn Davison,** as Attorney-in-Fact to me known to be the person who executed the foregoing instrument in behalf of **Richard J. Van Berckelaer and Patricia D. Van Berckelaer**, and acknowledged that she executed the same as the free act and deed of the said **Richard J. Van Berckelaer and Patricia D. Van Berckelaer.**

Witness my hand and official seal on this the 31st day of July, 2018.

Notary Public

Commission Expires: _____

JEFFREY M. GRISIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2018074981