BOX 10-B

Bill Garrett Davidson County
Batch# 128873 DEEDWARR
08/14/2018 11:56:41 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20180814-0080254

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$340,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALAN J. GEZUNTERMAN, ET AL	**MOVEMENT MORTGAGE, LLC**	**104-14-0A-009.00CO**
(NAME) **2822 WESTWOOD AVE.**	(NAME) **2822 CALVIN HALL ROAD**	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS) **INDIAN LAND, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN VROOMAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALAN J. GEZUNTERMAN, AN UNMARRIED MAN, AND ALAN L. GEZUNTERMAN AND SUEANN GEZUNTERMAN, 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 Unit No. 2822, on the Horizontal Property Regime for Westbrooke Condominium, as recorded in the Master Deed of record in Book 7341, page 459, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOHN VROOMAN, UNMARRIED, by deed from MARGARET M. STREET, UNMARRIED, of record in Instrument No. 20070723-0087080, dated July 5, 2007, said Register's Office.

This conveyance is subject to the Master Deed of record in Book 7341, Page 459; Easement for Storm Sewers of record in Book 1449, Page 47; Easement for construction and maintenance of electric power transmission lines and underground sanitary sewers of record in Book 4758, page 442; and any and all other easements, restrictions, and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **2822 WESTWOOD AVE., NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of August, 2018.

JOHN VROOMAN

STATE OF KANSAS
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Vrooman**, the bargainor, 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.

Witness my hand and official seal at office this 13th day of August, 2018.

My commission expires: 5-18-21

PAULA R. NEWELL
Notary Public - State of Kansas
My Appt. Expires 5-18-21

Paula R. Newell
PAULA R. Newell
Notary Public