Warranty Deed

Bill Garrett Davidson County
Batch# 130537 DEEDWARR
08/17/2018 11:21:16 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180817-0081780

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2018.

Notary Public

My commission expires: 11/22/2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amber Liepse	USAA Federal Savings	
1965 Gatlin Drive	10750 McDermott Freeway	106-14-0-007.00
Nashville, TN 37210	San Antonio, Tx 78288	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRAIG BEHNKE AND ELAINA REID NKA ELAINA BEHNKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMBER LIEPSE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 19 on the Plan of Raymond Heights of record in Plat Book 1424, Page 141, 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 Craig Behnke, a single man and Elaina Reid, a single woman, as joint tenants with right of survivorship by Warranty deed from Aaron Joe Horn and Jenna Dale Horn, husband and wife of record in Instrument No. 20160405-0032528 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 05, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1965 Gatlin Drive, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2018.

Craig Behnke

Elaina Reid NKA Elaina Behnke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Craig Behnke and Elaina Reid NKA Elaina Behnke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022