This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805272

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-18-125

Karen Y Johnson Davidson County
Batch# 138058 DEEDWARR
09/07/2018 03:21:45 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20180907-0088994

NEW OWNER:
5 Dogs Properties, LLC
1405 Birdsall Street
Old Hickory, TN

SEND TAX BILL TO: new owner
1405 Birdsall Street
Old Hickory, TN 37138

MAP & PARCEL:
44-5-11.00.

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, **Stephen L. Gezley and Vivian Gezley, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **5 Dogs Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Being part of Lot No. 70 on the unrecorded Map of Scenic View, being Lot "G", on the Map of Resubdivision of Lots 67-74 both inclusive, of said Plan, described according to a survey made by Campbell Surveying Company, dated March 29, 1985, as follows:
Beginning at the point in the northeasterly margin of Scenic View Road 16.9 feet northwest from the corner of Lots No. 70 and 71, being 216.9 feet northwest from the margin of a 20-foot strip dedicated for a walkway; thence with the margin of Scenic View Road, northwesterly 72.3 feet to a point; thence northeasterly 170.82 feet to a point; thence southeasterly 72.3 feet to a point, which 16.9 feet northwest from the common corner of Lots No. 70 and 71; thence southwesterly 170.24 feet to the point of beginning.

Being the same property conveyed to Stephen L. Gezley, a married man, by Cash Deed for Tennessee from Sean Donovan, Secretary for the Department of Housing and Urban Development, dated 10/19/2011 and recorded 11/3/2011, of record in Instrument No. 20111103-0085807, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which June affect the within described property.

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, his heirs and assigns, forever;

AND **Stephen L. Gezley and Vivian Gezley, husband and wife,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Stephen L. Gezley and Vivian Gezley, husband and wife,** further covenant and

bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 125 Scenic View Rd., Old Hickory, TN 37138

Executed on this 4th day of September, 2018.

Vivian Gezley

Stephen by Vgezley, Attorney in fact

Stephen L. Gezley
By Vivian Gezley, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Vivian Gezley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of September, 2018.

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Vivian Gezley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Stephen L. Gezley,** and that she is authorized by **Stephen L. Gezley**, to execute this instrument on his behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand and seal at office on this 4th day of September, 2018.

Notary Public

My Commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 4th day of September, 2018.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.