Batch# 168568 DEEDWARR
11/29/2018 02:21:05 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20181129-0116528

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 071120
PARCEL: 068.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Grant C. Gieg
287 Lee Road
Cottontown, TN 37048

THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO SETTLEMENT HAS BEEN PERFORMED BY HOMESTEAD TITLE & ESCROW, LLC, AND THEREFORE SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY LEGAL OR TAX COUNSEL.

DEED

FOR AND IN CONSIDERATION of the sum of one and 00/100 dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Darlene Gieg and Delores Ann Shaw (formerly Cantrell) ("Grantors") have bargained and sold, and by these presents do hereby transfer and convey and release all of our interests unto Grant C. Gieg, II, a married man, ("Grantee") the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Joywood of Record in Plat Book 974, Page 45, Register's Office for said County. Said Lot No. 35 fronts 50 feet on the Westerly margin of Jones Ave. and extends back between parallel lines 148 feet to a dead line.

Being the same property conveyed to Darlene Gieg, Delores Ann Shaw (formerly Cantrell) and Grant C. Gieg, II by Quitclaim Deed of Correction dated 10/13/15 from Stephanie Gieg, Lloyd Stanley Gieg, Laura K. Gieg, Jennifer G. Tuggle and Kelly L. Gieg of record in Instrument No. 20151209-0123765 and by Quitclaim Deed dated 8/31/15 of record in Instrument No. 20150923-0096739, and by Deed dated 1/11/91 from Grant C. Gieg and wife, Jean M. Gieg of record in Book 8274, Page 121, said Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1528 Jones Avenue, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on the 28th day of November, 2018.

Darlene Gieg

Darlene Gieg

Delores Ann Shaw

Delores Ann Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Darlene Gieg and Delores Ann Shaw, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 2018.

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tammy D. Mellons

Notary Public
My Commission Expires: ~~7/8/19~~ 3/3/20

The actual consideration or value whichever is greater, for this transfer is $130,000.00.

Darlene Gieg

Affiant

Sworn and subscribed before me, this the 28th day of November, 2018.

Tammy D. Mellons

Notary Public
My Commission Expires: ~~7/8/19~~ 3/3/20

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY