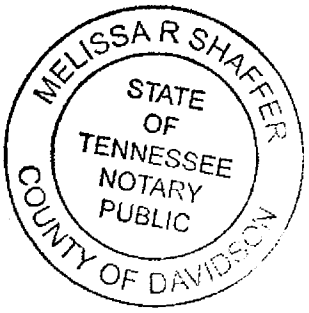
Karen Johnson Davidson County
Batch# 187881 DEEDWARR
01/24/2019 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190124-0007032




(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2019.

Notary Public

My commission expires: 11/8/22

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Build-Eng Corp | SAME AS NEW OWNER | 109-01-0A-052.00-CO |
| [redacted] P O Box 610487 | | |
| [redacted] Bayside, NY 11361 | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Theodore Geiger, single**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Build-Eng Corp**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 13 on the Plan of Re-subdivision Lots 12 and 13 of Phase Three- First Revision, Lakeridge of record in Plat Book 9700, Page 425, 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 Theodore Geiger, single by Warranty deed from Robert Matthew Saunders and Emily Cura Saunders, husband and wife of record in Instrument No. 20180612-0056335 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 12, 2018.

This is improved property known as **705 Lakeridge Way, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of January, 2019.

Theodore Geiger

**STATE OF** Tennessee
**COUNTY OF** Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Theodore Geiger, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of January, 2019.

Notary Public
My Commission Expires: 4-28-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 19-000003-526

## Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

*Signature*

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
*Notary's Name*

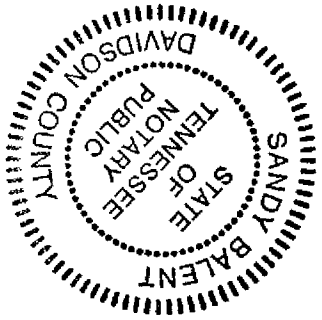
state, Steven Disser, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).