Karen Johnson Davidson County
Batch# 202049 DEEDWARR
03/05/2019 03:00:50 PM 2 pgs
Fees: $13.00 Taxes: $1,067.45
20190305-0020097

Name and Address of New Owner:
Robert Beaumont Gessler, Jr.
4220 Longfellow Dr.
Nashville, TN 37214

Send Tax Bills To:
CalCon Mutual Mortgage LLC dba OneTrust Home Loans
3131 Camino Del Rio North, Ste 1680
San Diego, CA 92108

This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 062-02-0B-268.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ben Tyler and Elizabeth Ann Tyler, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Beaumont Gessler Jr., an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Abbington Park, Phase Two, Section 1, as of record in Instrument No. 20081008-1012227 and revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ben Tyler and wife, Elizabeth Ann Tyler by Warranty deed from Celebration Homes, LLC, of record in Instrument No. 20100628-0050122 Register's Office for Davidson County, Tennessee, dated June 24, 2010 and recorded on June 28, 2010.

Being improved property also known as 4220 Longfellow Drive Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF ABBINGTON PARK, PHASE TWO, SECTION 1, OF RECORD IN INSTRUMENT NO. 20081008-1012227, AND REVISED IN INSTRUMENT NO. 20081024-0106746 AND BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20081030-0108211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of March, 2019.

(SEAL)
Ben Tyler

(SEAL)
Elizabeth Ann Tyler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2019, before me personally appeared Ben Tyler and Elizabeth Ann Tyler, to me known to be the person (or persons) described in (or proved to me on the basis of satsifactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 4th day of March, 2019.

Notary Signature
My commission expires: 3/8/21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $288,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of March, 2019.

Notary Public
My commission expires: 12/1/2020
File No. 2019-151

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY