Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 251007 DEEDWARR
07/01/2019 12:38:21 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20190701-0063731

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,000.00.

Affiant

Subscribed and sworn to me on 06/27/19.

NOTARY PUBLIC
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrew Martin Cluckey Courtney Cluckey 1122 Kirkland Avenue Nashville, TN 37216	NEW OWNER	072-06-0-303.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jacob F Giesecke and Morgane D Giesecke, husband and wife, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Andrew Martin Cluckey and Courtney Cluckey, husband and wife, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being the Westerly part of Lot No. 7 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jacob F. Giesecke and Morgane D. Giesecke, husband and wife by Warranty Deed from Isabelle Selby and David Linaburg, wife and husband, and John B. Selby, Jr., a married man, as tenants in common with rights of survivorship, recorded on the 18th day of May, 2016 in Instrument No. 20160518-0049422, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 1122 Kirkland Avenue, Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this 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 GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness my hand and official seal on 06/27/19

Jacob F Giesecke

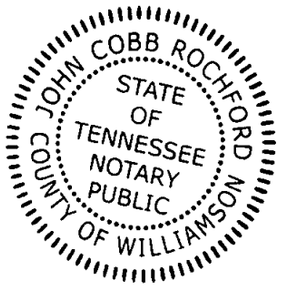
Morgane D Giesecke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/27/19, before me personally appeared Jacob F Giesecke and Morgane D Giesecke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/27/19

NOTARY PUBLIC



My Commission Expires: 1/29/23