Karen Johnson Davidson County
Batch# 252475 DEEDWARR
07/03/2019 04:20:11 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20190703-0065429

WARRANTY DEED

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2019.

Notary Public

My commission expires: 9-7-21

(AFFIX SEAL)

TIDS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Leslie Lettus Gaudreau **William Joseph Gaudreau**	SAME AS NEW OWNER	**Map 130-09-0 Parcel 054.00**
129 Cheek Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Adam J. Geist and Mendi Chappell Geist, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leslie Lettus Gaudreau and William Joseph Gaudreau, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Cheekwood Estates, of record in Plat Book 2663, Page 103, amended in Instrument No. 20050818-0098274, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Adam J. Geist and Mendi Chappell Geist, husband and wife, by Deed dated September 12, 2017 from John F. Cline and Ansel K. Cline, husband and wife, of record in Instrument No. 20170913-0093493, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2663, Page 103, amended in Instrument No. 20050818-0098274, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (X) Unimproved (__) property, known as **129 Cheek Road, Nashville, TN 37205**

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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this **2nd** day of **July, 2019.**

Adam J. Geist

Mendi Chappell Geist

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Adam J. Geist and Mendi Chappell Geist,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **July, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY