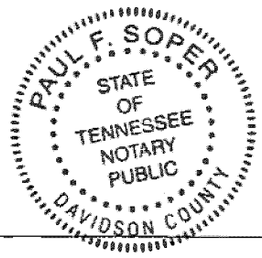
Karen Johnson Davidson County
Batch# 353533 DEEDWARR
02/05/2020 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20200205-0013318



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $600,000.00.

Affiant

Sworn to and subscribed before me this 4th day of February, 2020.

Notary Public
My Commission Expires: 1/3/22

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Latham Gaines and Laura Interval	322 S 17th Street	Owner	
322 S 17th Street			**083-14-0-242.00**
Nashville, TN 37206	Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Michael Reicher and Erika Borg, Husband and Wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Charles L. Gaines, IV, aka Latham Gaines and Laura K. Interval, aka Laura Interval, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly 100 feet of Lot No. 97, (erroneously referred to as all Lot No. 97, in prior conveyances), as shown on the map entitled Edgefield Land Company's Subdivision,, of record in Plat Book 57, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL REICHER AND ERIKA BORG, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed from HILLARY J. DAY, AN UNMARRIED WOMAN, of record in Instrument No. 20161205-0127054, dated November 30, 2016, said Register's Office.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the ~~4~~3rd day of February, 2020.

Michael Reicher

Erika Borg

STATE OF Washington)
COUNTY OF King)

Personally appeared before me, Famui Knuth, the undersigned, a Notary Public, in and for said State and County, **Michael Reicher and Erika Borg,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Seattle, Washington, this the ~~4~~3rd day of February, 2020.

Famui Knuth
NOTARY PUBLIC
My Commission Expires: March 13, 2021

Notary Public
State of Washington
FAMUI KNUTH
MY COMMISSION EXPIRES
March 13, 2021

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or the 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

