WARRANTY DEED

Karen Johnson
Batch# 428103
06/29/2020 12:49:53 PM
Fees: $13.00 Taxes: $4,440.00

Davidson County
DEEDWARR
2 pgs

20200629-0070144

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

State of Tennessee
County of Williamson

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 23rd day of June, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian R. Gesell	NEW OWNER	145-14-0-059.00
(NAME)	(NAME)	
5929 Robert E. Lee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Michael J. Linehan and Patricia A. Linehan, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian R. Gesell and Megan M. Gesell, husband and wife,** 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. 4, Revised Section XIV Final Plat, Tyne Valley Estates, of record in Book 5200, page 337, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 186.00 feet on the southerly margin of Robert E. Lee Drive and extends back between parallel lines 294.0 feet to a dead line in the rear.

BEING the same property conveyed to Michael J. Linehan and spouse, Patricia A. Linehan, by Warranty Deed, dated May 31, 1996, from Charlie D. Marshall, individually and as Trustee of the Donald G. Marshall and Charlie D. Marshall Joint Revocable Living Trust, of record in Book 10070, page 12, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5929 Robert E. Lee Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 5200, page 337; Restrictions of record in Book 5495, page 702 and Book 5510, page 503; Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 7765, page 558; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 23rd day of June, 2020.

Michael J. Linehan

Patricia A. Linehan

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael J. Linehan and Patricia A. Linehan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 23rd day of June, 2020.

Notary Public
My Commission Expires: _____

File No.: 31970

WILLIAMSON COUNTY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires 03-14-2023