WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033215 DEEDWARR
Recvd: 06/03/11 11:31 2 pgs
Fees:13.00 Taxes:949.79
20110603-0042641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: Sept. 3, 2012
(AFFIX SEAL)

CHARLES M. WINN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Roe	Alan Roe	083.13-0-013.00
(NAME) 206 S. 11th St.	(NAME) 206 S. 11th St.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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, I, **George Brandt**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan Roe and Angella Roe, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the North 20 feet of Lot Number 205 and the South 20 feet of Lot Number 206 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said parts of Lots adjoin and front together 40 feet on the west side of 11th Street and run back between lines 183 feet, more or less on the south line of part of Lot Number 205 and 181 feet, more or less on the north line of Lot Number 206 to an alley on which measures 40 feet.

Being the same property conveyed to George Brandt by Special Warranty Deed from Homesales, Inc. dated April 20, 2011 and recorded April 26, 2011 in Instrument Number 20110426-0031991, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Homesales, Inc. by Trustee's Deed from Shellie Wallace as Successor Trustee dated June 30, 2010 and recorded July 22, 2010 in Instrument Number 20100722-0057498, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Steven Muller and wife, Shelly Muller by Warranty Deed from Robert N. Hoff II and wife, Karen E. Hoff dated September 16, 2005 and recorded September 20, 2005 in Instrument Number 20050920-0112887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 21, page 147, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 206 S. 11th St., Nashville, TN 37206
(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.

Witness my hand this 3rd day of June, 2011

George Brandt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared George Brandt, 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 Nashville, Tennessee, this 3rd day of June, 2011

Notary Public

My Commission Expires: Sept. 3, 2013

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY