WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120034144 DEEDWARR
Recvd: 05/09/12 09:46 2 pgs
Fees:13.00 Taxes:407.00
20120509-0040047

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2012

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George F. Brandt and wife, Heather Rogers	George F. Brandt	08313001400
(NAME)	(NAME)	
603 Fatherland Street	603 Fatherland Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Mary C. Loden, an unmarried woman, HEREINAFTER CALLED THE GRANTOR , HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE F. BRANDT AND WIFE, HEATHER ROGERS, HEREINAFTER CALLED THE GRANTEE, 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 the northerly 50 feet of Lot No. 206 on the Plan of East Edgefield Addition, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 206 fronts 50 feet on the westerly margin of South 11th Street, formerly Smith Avenue, and extends back 130.4 feet on the northerly line and 181.7 feet on the southerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Mary C. Loden and husband, Dallas E. Loden by Quitclaim Deed from Mary Dianne Jones dated November 19, 1993 and recorded in Book 9197, Page 898, Register's Office for Davidson County, Tennessee. THE SAID DALLAS E. LODEN HAVING SINCE DIED ON APRIL 18, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF EAST EDGEFIELD ADDITION OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 204 S 11th Street, 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 8th day of May, 2012.

Mary C. Loden
Mary C. Loden

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of May, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary C. Loden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

