BILL GARRETT, Davidson County
Trans:T20130105030 DEEDWARR
Recvd: 12/17/13 13:46 2 pgs
Fees:13.00 Taxes:1135.90

20131217-0127430

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-KW-13-1102

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Michael Bianco, III (NAME)	**James Michael Bianco, III** (NAME)	
1102 Forrest Avenue (ADDRESS)	**1712 Long Avenue** (ADDRESS)	**083-09-0-125.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**Nashville, TN 37206** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JONATHAN GATLIN AND ELIZABETH GATLIN (FKA ELIZABETH JEWELL), HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES MICHAEL BIANCO, III,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 24 AND THE EASTERLY 2.0 FEET OF LOT NO. 23 IN THE SECOND RESUBDIVISION OF THE BRANSFORD-MCWHIRTER SUBDIVISION OF THE ALLISON PLACE OF RECORD IN PLAT BOOK 332, PAGE20 , IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 24 AND PART OF LOT NO. 23 FRONT TOGETHER 47.0 FEET ON THE SOUTH SIDE OF FORREST AVENUE AND RUN BACK BETWEEN PARALLEL LINE IN A SOUTHERLY DIRECTION TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN GATLIN AND ELIZABETH JEWELL, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM MICHAEL L. ADAMS, A MARRIED MAN, OF RECORD AT INSTRUMENT NO. 20100401-0024443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 17, 2010 AND RECORDED ON APRIL 1, 2010. THE SAID ELIZABETH JEWELL HAVING SINCE MARRIED AND IS NOW KNOWN AS ELIZABETH GATLIN.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 20, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **1102 Forrest Avenue Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 13th day of December, 2013.

Jonathan Gatlin

Elizabeth Gatlin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Gatlin and Elizabeth Gatlin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212