This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1047

Davidson County DEEDWARR
Recvd: 04/02/14 15:26 3 pgs
Fees:18.00 Taxes:1702.00
20140402-0027548

WARRANTY DEED

THIS INDENTURE, made and entered into this 3/14/2014, by and between Thomas Coty Brett and Mary Alden Brett, husband and wife, parties of the first part, and Christopher A. Austin, party of the second part.

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 6 of Block No. 2 on the Partial Plan of the property of the East Addition Real Estate Company as of record in Book 161, page 73, said Register's Office, Davidson County, Tennessee.

Said east half of Lot No. 6 fronts 50 feet on the south side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Thomas Coty Brett and wife, Mary Alden Brett, by Deed from Anton Sanko and wife, Mary K. Brunette dated June 4, 2010 of Record in Instrument Number 20100610-0044892, Register Deeds of Davidson County, Tennessee.

This conveyance is made subject to: All existing easements and restrictions of record

Parcel ID # 08309006800

☒ Improved 1308 Gartland Avenue, Nashville, TN 37206
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Thomas Coty Brett

Mary Alden Brett

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Thomas Coty Brett and Mary Alden Brett** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 14th day of March, 2014..

Notary Public

My Commission Expires: 5/8/17

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Owner's Name: **Christopher Austin**

and Address: **1308 Gartland Avenue, Nashville, TN 37206**

Mail tax bills to: New Owner

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$460,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 14th day of March, 2014..

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

