WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033839 DEEDWARR
Recvd: 05/15/14 09:28 2 pgs
Fees:13.00 Taxes:1179.38

20140515-0041660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan ~~Clark~~ XXX Monroe	New Owner	104080C003.00
(NAME)	(NAME)	
1605 Horton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Brandon O. Eilertson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan XXX Monroe,*** 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:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Peabody Square Condominium of record in Plat Book 6250, Page 177, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Peabody Square Condominium Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6404, Page 545, as amended in Book 6527, page 254, Book 6648, Page 635 and Book 6653, Page 897, said Register's Office.

Being the same property conveyed to Brandon O. Eilertson, unmarried by deed dated May 6, 2010 from Susan Comer of record in Instrument No. 20100510-0035585, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1605 Horton Avenue, Nashville, TN 37212**

(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 ~~12th~~ 09 day of May, 2014.

Brandon O. Eilertson

STATE OF New York
COUNTY OF New York

Before me, the undersigned, of State and County aforesaid, personally appeared Brandon O. Eilertson, unmarried with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at NY, NY this ~~12th~~ 09 day of May, 2014.

Commission expires: April 18 2015

Notary Public

HELEN PAULINO
Notary Public - State of New York
No. 01PA6239073
Qualified in Queens County
My Commission Expires April 18, 2015