WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046585 DEEDWARR
Recvd: 07/01/14 08:34 2 pgs
Fees:13.00 Taxes:1054.50
20140701-0057431

State of Tennessee)
County of Davidson)

14-05-018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of June, 2019

Notary Public

My Commission Expires: ~~09/09/14~~ 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TODD FERTIG	Franklin American Mortgage Co	146-15
(NAME) 649 Rochelle Drive	(NAME) 501 Corporate Centre Dr. #400	136.00CO
(ADDRESS) Nashville, TN 37220	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LAURA B. BRATTON GISH, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TODD FERTIG,** unmarried, hereinafter called the Grantee(s), his 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 Lot No. 77, on the Plan of Haileywood Estates, Section V, of record in Book 2330, Page 74, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to LAURA B. BRATTON, A SINGLE WOMAN, by Deed from CHRISTOPHER FARRELL AND WIFE, KATHRYN BEASLEY, of record in Instrument No. 20111121-0090969, Register's Office for Davidson County, Tennessee. THE said LAURA B. BRATTON having since Married JOHN RANDALL GISH and is N/K/A LAURA B. BRATTON GISH.

JOHN RANDALL GISH, spouse of the above named **LAURA B. BRATTON GISH,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **649 Rochelle Drive, Nashville, TN, 37220.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 27th day of June, 2019.

LAURA B. BRATTON GISH

JOHN RANDALL GISH

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LAURA B. BRATTON GISH AND HUSBAND JOHN RANDALL GISH**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2019.

My Commission Expires: ~~09/09/14~~ 3-8-2016

Notary Public