WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077344 DEEDWARR
Recvd: 10/14/14 13:28 2 pgs
Fees:13.00 Taxes:996.04
20141014-0094792

Y-BR-14-918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Amber Howard	new owner	
(NAME)	(NAME)	**082-08-0-129.00**
918 W Eastland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(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, I/we **MATTHEW URMY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRITTANY AMBER HOWARD, A SINGLE PERSON,** 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:

Being Lot No. 11, on the Plan of J. R. Love's Subdivision of the Massengale Tract, as of record in Book 547, page 4, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 11 fronts 50 feet on the Southerly side of West Eastland Avenue, formerly Cleveland Street, and runs back 211 feet on the Easterly line and 212 feet on the Westerly line to an alley, measuring 50 feet thereon.

Included in the above described property, but expressly excluded therefrom is the following described property having been conveyed to The Nashville Housing Authority, by deed of record in Book 3673, page 255, said Register's Office, as follows:

Land in the City of Nashville, County of Davidson, State of Tennessee, being a portion of Lot No. 11, on the Plan of J. R. Love's Subdivision of the Massengale Tract, as of record in Book 547, page 4, Register's Office for said County, and further described as follows:

Beginning at a point on a Northerly margin of a 15-foot alley, said point being the Southwest corner of the above mentioned property; thence on a line in a Northerly direction a distance of 45.0 feet to a point; thence with a line in an Easterly direction a distance of 50.0 feet to a point, said point being in the Easterly margin of the above mention property; thence in a Southerly direction with the Easterly margin of said property a distance of 45.0 feet, more or less to a point in the Northerly margin of said 15-foot alley; thence in a Westerly direction with the Northerly margin of said alley a distance of 50.0 feet, more or less to the point of beginning, and containing 2,250 square feet, more or less.

Being the same property conveyed to Matthew Urmy, unmarried by deed from Stephen R. Iocona and Christopher R. Louk of record in Instrument No. 20070405-0041160 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 05, 2007.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 547, Page 4, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **918 W Eastland Ave., Nashville, Tennessee 37206**.

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 the 8th DAY OF OCTOBER, 2014.

Matthew Urmy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW URMY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212