Davidson County DEEDWARR
Recvd: 12/17/14 07:24 3 pgs
Fees:18.00 Taxes:647.50
**20141217-0115103**

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

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

Subscribed and sworn to before me, this 9th day of December, 2014.

Notary Public
My commission expires: 12-6-16

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Elliot Brown | New Owner | 08112027800 |
| 1508-1510-1512-1512B Arthur Avenue | 206 Bobwood Dr | 08112027700 |
| Nashville, TN 37208 | MT Juliet, TN 37122 | 08112027600 |
| | | 08112027500 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AUGUSTUS BANKHEAD, Unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to ELLIOT BROWN, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 340 on the Plan of McGavock's Town, North Nashville, of record in Book 21, Page 23, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Augustus Bankhead by deed from Sylvia Karnowsky and Sallye K. Sefsik dated 7/11/80 of record in Book 5624, Page 294, Register's Office of Davidson County, Tennessee.

By way of recital, said property bears the street address of 1508 Arthur Avenue, Nashville, TN 37208.

TRACT TWO: Land in Davidson County, Tennessee, being Lot No. 338 on the Plan of McGavock's Town, North Nashville, of record in Book 21, Page 23, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Augustus Bankhead by deed from Sylvia Karnowsky and Sallye K. Sefsik dated 7/11/80 of record in Book 5624, Page 297, Register's Office of Davidson County, Tennessee.

By way of recital, said property bears the street address of 1510 Arthur Avenue, Nashville, TN 37208.

TRACT THREE: Land in Davidson County, Tennessee, being Lot No. 339 on the Plan of McGavock's Town, North Nashville, of record in Book 21, Page 23, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Augustus Bankhead by deed from Sylvia Karnowsky and Sallye K. Sefsik dated 7/11/80 of record in Book 5624, Page 300, Register's Office of Davidson County, Tennessee.

By way of recital, said property bears the street address of 1512 and 1512B Arthur Avenue, Nashville, TN 37208.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of December, 2014.

Augustus Bankhead
AUGUSTUS BANKHEAD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Augustus Bankhead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 9th day of December, 2014.

My commission expires: 6-30-18

Notary Public

LISA WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

# 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)

