WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097303 DEEDWARR
Recvd: 11/16/15 14:04 2 pgs
Fees:13.00 Taxes:999.00
20151116-0116153

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $270,000.00.

Affiant

Subscribed and sworn to before me this 30 day of October, 20

Notary Public

My Commission expires:

(Affix Seal)

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew Pilkinton	Newowner	083-01-0-295.00
1300 McKennie Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas Alverson, Emily Goff, Amanda K. Thomas, and Angela Kriese**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew Pilkinton and Amber Brandt, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 17 on the plan of John W. Love's Subdivision of Greenwood, of record in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 17 fronts 61.5 feet on the southerly side of McKennie Avenue and runs back between lines 174 feet on the easterly side and 170 feet on the westerly side and along the east margin of Wilhoite Street, to an alley in the rear measuring 105.3 feet thereon.

Being the same property conveyed to Jerry W. Alverson and wife, Beverly J. Alverson, by deed from Oscar H. Anderson, on July 12, 1978, of record in Book 5317, page 188, Register's Office for Davidson County, Tennessee. The said Jerry W. Alverson having died on September 2, 1984, leaving property to Beverly J. Alverson by right of survivorship. Beverly J. Alverson died intestate on December 6, 2014. Her only heirs at law being Thomas Alverson, Amanda K. Thomas, Emily Goff and Angela Kriese. Affidavit of heirship being of record in Instrument Number 20151116-0116150, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 4, Register's Office Davidson County, Tennessee.

This is improved property known as: **1300 McKennie Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 30, 2015.

Thomas Alverson

Emily Goff by Amanda K. Thomas as attorney in fact
Emily Goff
by Amanda K. Thomas, as attorney in fact

Amanda K. Thomas
Amanda K. Thomas

Angela Kriese by Amanda K. Thomas as attorney in fact
Angela Kriese
by Amanda K. Thomas, as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Thomas Alverson and Amanda K. Thomas, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 30, 2015.

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Amanda K. Thomas, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Emily Goff, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Emily Goff, the bargainor(s), by the said Amanda K. Thomas, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of November, 2015.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Amanda K. Thomas, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Angela Kriese, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Angela Kriese, the bargainor(s), by the said Amanda K. Thomas, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of November, 2015.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY