This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16040

Send Tax Bills To:

New owner

BILL GARRETT, Davidson County
Trans:T20160011506 DEEDWARR
Recvd: 02/11/16 08:57 3 pgs
Fees:18.00 Taxes:811.41
20160211-0013032

New Owner is:
Ausra Speer
1006 Carolyn Avenue
Nashville, TN 37216

MAP: 072-09-0

PARCEL: 408.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brian Thomas Black and wife, Janna Black**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ausra Speer, a married woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1006 Carolyn Avenue, Nashville, TN 37216**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 33 and the easterly 10 feet of Lot No. 32 on the map of Irvington, of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 33 and said part of Lot No. 32, adjoin and front together 70 feet on the south side of Carolyn Avenue and runs back between parallel lines 170.5 feet to a dead line.

BEING the same property conveyed to Brian Thomas Black, an unmarried man, by Warranty Deed from Jason Light and Leslie Light, married, dated 8/30/12 and recorded 9/4/12 in Instrument Number 20120904-0079736, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4 day of February, 2016.

GRANTOR(S):

BRIAN THOMAS BLACK

Janna Black

JANNA BLACK

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brian Thomas Black**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4 day of February, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: 9.11.17

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Janna Black**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of February, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: 9.11.17

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$219,300.00**.

AFFIANT

SWORN TO and subscribed before me this 4 day of February, 2016.

NOTARY PUBLIC
My commission expires: 06.19.2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018