BILL GARRETT, Davidson County
Trans:T20160044449 DEEDWARR
Recvd: 05/26/16 10:12 2 pgs
Fees:13.00 Taxes:809.56

20160526-0053025

WARRANTY DEED

2016-471

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,800.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of May, 2016.

Notary Public

(Affix Seal)
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
William Jesse Briggs 3115 Jonesboro Drive Nashville, TN 37214	new owner	096.14-0-269.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Haluska, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William Jesse Briggs, an unmarried man**, 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:

The land with all the buildings and improvements thereon, situated at 3115 Jonesboro Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being all of Lot Number 248 on the Plan of Hickory Bend, Section 4, of record in Plat Book 4175, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Haluska from Walter D. Schmutz and wife, Geraldine Schmutz by Warranty Deed dated September 9, 2015 and recorded September 15, 2015 in Instrument Number 201509150093646, Register's Office for Davidson, Tennessee. Further conveyed on April 28, 1972 in Book 4597, page, 58, said Register's Office.

( ) **unimproved**
This is (X) improved property know as 3115 Jonesboro Drive, Nashville, TN 37214.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN BOOK 4175, PAGE 34, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

Witness my/our hand(s) this 24th day of May, 2016

James Haluska

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named James Haluska, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this the 24th day of May, 2016.

Notary Public
My Commission Expires: 6-30-2019

