WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Gullo	Jason Gullo	081-08-0-331.00
(NAME)	(NAME)	
1717 Nassau STreet	604B Hume Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Martha L. Fudge,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Gullo,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 and the northerly 15 feet of Lot No. 8 in W.S. Settle's Subdivision of Lots Nos. 249 and 277, in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 57, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and part of Lot No. 8 fronts together 65 feet on the westerly side of Nassau Street and extend back between parallel lines 155 feet to Jenkins Street.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM IS THAT PORTION CONVEYED IN BOOK 6263, PAGE 630, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the southerly 17 1/2 feet of Lot No. 7 and the northerly 15 feet of Not No. 8 in W.S. Settle's Subdivision of Lots Nos. 249 and 277, in the North Nashville Real Estate Company's Plat of Lots, as of record in Book 57, Page 71, Register's Office for Davidson County, Tennessee.

Said parts of said Lot no. 7 and 8 front together 32 1/2 feet on the westerly side of Nassau Street and extend back between parallel lines 155 feet to Jenkins Street.

Being the same property conveyed to William J,. Fudge and wife, Martha L. Fudge by Warranty Deed from Maudie Toler, the only heir at law of Lorene Hodges Neal, deceased, dated 4/8/91 and recorded 4/9/91 in Book 8326, Page 919, Register's Office for Davidson County, Tennessee.

Martha L. Fudge is a/k/a Lois Fudge
William J. Fudge having since died on 1/09/09, leaving Martha L. Fudge as sole owner.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20160046361 DEEDWARR
Recvd: 06/02/16 09:25 2 pgs
Fees:13.00 Taxes:490.25

20160602-0055410

This is improved ☑ property, known as 1717 Nassau Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 27th day of May, 2016.

Martha L. Fudge

State of Tennessee
County of Sumner

Personally appeared before me Martha L. Fudge, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2016.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 161876

