BILL GARRETT, Davidson County
Trans:T20160048693 DEEDWARR
Recvd: 06/09/16 08:06 2 pgs
Fees:13.00 Taxes:4199.50
20160609-0058153

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,135,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of June, 2016. Notary Public My commission expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Corey E. Brady Susan K. Brady	NEW OWNER	
122 South 12th Street		083-09-0-481.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GORDON GILBREATH AND ELIZABETH GILBREATH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COREY E. BRADY AND SUSAN K. BRADY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of Land as shown on Property Map 83-09, Assessor's Office, and lying on South 12th Street in Davidson County, Nashville, Tennessee. Bounded in general by South 12th Street on the East; Gordon Gilbreath and Richard E. McCoy III on the South; a 20' Alley on the West; Timothy E. Tanton on the North. Being Lots 43 and 44 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the west margin of South 12th Street (25' from the center) the southeast corner of Lot 45 of the Plan of East Edgefield, located N04°48'34"E 100.00 from an iron pin set at the west margin of South 12th Street and the north margin of Russell Street, thence leaving South 12th Street and with the north line of Lot 45, N85°18'58"W 125.00' to an iron pin set, the southeast corner of Richard E. McCoy III (Ref. Deed Book 9665, page 277, R.O.D.C.); thence continuing with McCoy's north line and Lot 45, N85°18'58"W 45.00' to an iron pin set on the east margin of an alley; thence leaving McCoy and with the east margin of said alley N04°48'34"E 100.00' to an existing iron pin/cap (Insignia "Volunteer"), the southeast corner of Timothy E. Tanton (Ref. Deed Book 11139, page 135, R.O.D.C.) and the southwest corner of Lot 42; thence leaving the alley and with Tanton's south line and Lot 42, S85°18'58"E 170.00' to an existing iron pin on the west margin of south 12th Street.

Thence leaving Tanton and with the west margin of South Street S04°48'34"W 100.00' to the point of beginning, containing .039 acres, more or less, and being the Gordon Gilbreath and Elizabeth Gilbreath property as recorded in Instrument No. 0030923-0140106, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. No. 1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated May 6, 2004.

Being a part of the same property conveyed to Gordon Gilbreath and wife, Elizabeth Gilbreath, as to an undivided fifty (50%) percent interest and Emily Cothran, as to an undivided fifty (50%) percent interest by General Warranty deed from Gordon Gilbreath and wife, Elizabeth Gilbreath of record in Instrument No. 20060921-0117311 Register's Office for Davidson County, Tennessee, dated September 20, 2006 and recorded on September 21, 2006.

Being the same property conveyed to Gordon Gilbreath and wife, Elizabeth Gilbreath by Quitclaim Deed from Emily Cothran, unmarried of record in Instrument No. _____ 20160603-0056349 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 3, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 122 South 12th Street, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2016.

Gordon Gilbreath

Elizabeth Gilbreath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gordon Gilbreath and Elizabeth Gilbreath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018