BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,887.19 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF SEPTEMBER, 2016. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW TILGHMAN	**SAME**	**119-01-0-461.00**
(NAME) **P. O. BOX 40124**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160080135 DEEDWARR
Recvd: 09/13/16 11:43 2 pgs
Fees:13.00 Taxes:462.08
20160913-0096172

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CARL E. BRUMMITT, STEPHEN MICHAEL BRUMMITT, JOHNATHAN BRADLEY BRUMMITT AND JASON PATRICK BRUMMITT, BEING THE SOLE HEIRS AT LAW OF BETTY R. BRUMMITT, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 3 on the Map of Overhill City and W. H. Fox Subdivision, of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BETTY R. BRUMMITT AND CARL E. BRUMMITT, BOTH UNMARRIED, by Deed from JERRY T. WHEELER AND WIFE, CHRISTINE V. WHEELER, of record in Book 9777, page 552, dated August 22, 1995, said Register's Office. CARL E. BRUMMITT, UNMARRIED, further conveyed his interest to BETTY R. BRUMMITT, UNMARRIED, by Quitclaim Deed of record in Instrument No. 20010615-0063446, dated June 15, 2001, said Register's Office. The said BETTY R. BRUMMITT having since died intestate on or about November 28, 2001 leaving CARL E. BRUMMITT, STEPHEN MICHAEL BRUMMITT, JOHNATHAN BRADLEY BRUMMITT, AND JASON PATRICK BRUMMITT, as her sole heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20160913-0096170, Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Jason Patrick Brummitt being recorded simultaneously herewith as Instrument No. 20160913-0096171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 332, page 21 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **318 PEACHTREE STREET, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

AT

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 our hands this 13th day of September, 2016.

Carl E. Brummitt
CARL E. BRUMMITT

Stephen Michael Brummitt
STEPHEN MICHAEL BRUMMITT

Johnathan Brad Brummitt
JOHNATHAN BRADLEY BRUMMITT

Jason Patrick Brummitt
by Carl E. Brummitt, Atty in Fact
JASON PATRICK BRUMMITT for Jason Patrick Brummitt
BY: CARL E. BRUMMITT, ATTORNEY IN FACT FOR JASON PATRICK BRUMMITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CARL E. BRUMMITT, STEPHEN MICHAEL BRUMMITT, JOHNATHAN BRADLEY BRUMMITT,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of September, 2016.

My commission expires: **November 5, 2018**

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CARL E. BRUMMITT, ATTORNEY IN FACT FOR JASON PATRICK BRUMMITT**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JASON PATRICK BRUMMITT** and who acknowledged that he executed the same as the free act and deed of **JASON PATRICK BRUMMITT**.

Witness my hand and official seal at office this 13th day of September, 2016.

My Commission expires: **November 5, 2018.**

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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