WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170007112 DEEDWARR
Recvd: 01/25/17 10:15 2 pgs
Fees:13.00 Taxes:821.40
20170125-0008050

P-BR-17-956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/2019 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sam Garner and Anabel Garner	new owner	
(NAME)	(NAME)	**072-13-0-226.00**
956 Strouse Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CHARLES H. AVERY, MARRIED, AND TED L. LINDSEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAM GARNER AND WIFE, ANABEL GARNER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 188 on the Plan of Trevecca Subdivision of Renraw, of record in Book 421, pages 72 and 73, Register's Office for said County.

Said Lot No. 188 fronts 50.2 feet on the Southerly margin of Strouse Avenue and extends back 237.80 feet on the Easterly line and 241.3 feet on the Westerly line to a 30 foot alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Charles H. Avery and Ted L. Lindsey by Warranty deed from Thomas J. Watson and Paul B. Aponte of record in Book 8945, page 558, Register's Office for Davidson County, Tennessee, dated May 05, 1993 and recorded on May 12, 1993.

Grantors' spouses do not join in the execution of this Deed due to the property never having been either of their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 421, Pages 72 - 73;
- Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Book 9196, Page 142, as re-recorded in Book 9204, Page 675, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **956 Strouse Avenue, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 20th DAY OF JANUARY, 2017.

Charles H. Avery by John Gleaves, Attorney-In-Fact

Charles H. Avery by John Gleaves, Attorney-In-Fact

Ted L. Lindsey by John Gleaves, Attorney-In-Fact

Ted L. Lindsey by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES H. AVERY AND TED L. LINDSEY, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES H. AVERY AND TED L. LINDSEY.

Witness my hand and official seal, this the 20th of January, 2017.

C. Loy Carney

Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212