WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 11-25-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gussie Dean Brotherton Trent A. Brotherton	New Owner	08108009800
(NAME)	(NAME)	
1241 Murray Court		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(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, **Guinna Lee Anne Brown,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gussie Dean Brotherton and Trent A. Brotherton as Tenants in Common,** 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:

Being Lot No. 16, on the plan of D.T. McGavock's 2nd Addition, as of record in Book 21, Page 64, Register's office for Davidson County, Tennessee.

Said Lot No. 16 fronts 60 feet on the easterly side of 5th Avenue North, formerly Summer Street, and runs back between parallel lines with the northerly margin of Coffee Street, 168-1/2 feet, more or less, to an alley.

Being the same property conveyed to Guinna Lee Anne Brown by Deed from Charles R. Hall and wife, Guinna S. Hall, of record in Instrument No. 20150630-0063111, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1900 5th Ave. North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170020760 DEEDWARR
Recvd: 03/10/17 10:23 2 pgs
Fees:13.00 Taxes:925.00
20170310-0023773

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 8th day of March, 2017.

Guinna Lee Anne Brown

State of Tennessee
County of Williamson

Personally appeared before me Guinna Lee Anne Brown, 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 8th day of March, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 11894

