29789-8 Box 14

BILL GARRETT, Davidson County
Trans:T20170053825 DEEDWARR
Recvd: 06/23/17 09:21 2 pgs
Fees:13.00 Taxes:1147.00
20170623-0063214

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2017.

Notary Public

My commission expires: 5-8-18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Pamela Masker	Farmington Mortgage, a Div of Capstar Bank	071-15-0-325.00
1230 N 2nd Street	2002 Richard Jones Road Suite 300A Street	
Nashville, TN 37207	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bethany Avery (fka Bethany Davis) and Jonathan Avery, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Pamela Masker, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 123 on the Plan of C. F. Sharpe & W. L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Bethany Davis and Jonathan Avery, wife and husband, by Warranty Deed from Vincent W. Wynne, unmarried, of record as Instrument No. 20150519-0046206 in the Register's Office for Davidson County, Tennessee, and as corrected by Certificate of Correction of record as Instrument No. 20150717-0069859 in the said Register's Office; the said Bethany Davis is now known by her married name of Bethany Avery.

This is improved property known as 1230 N 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of June, 2017.

Bethany Avery

Jonathan Avery

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, Bethany Avery and Jonathan Avery, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of June, 2017.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 817086