WARRANTY DEED

W-SA-17-1300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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)
Diego Suquillo and Jessica Perkins	Deed Owner	
(NAME)	BILL GARRETT, Davidson County	
1300 McKennie Avenue	Trans:T20170056190 DEEDWARR Recvd: 06/30/17 12:30 2 pgs Fees:13.00 Taxes:2201.50	**083-01-0-295.00**
(ADDRESS)	20170630-0066117	
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, **ANDREW PILKINTON AND AMBER BRANDT N/K/A AMBER PILKINTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIEGO SUQUILLO AND JESSICA PERKINS, HUSBAND AND WIFE,** 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. 17 ON THE PLAN OF JOHN W. LOVE'S SUBDIVISION OF GREENWOOD OF RECORD IN PLAT BOOK 332, PAGE 4, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 17 FRONTS 61.5 FEET ON THE SOUTHERLY SIDE OF MCKENNIE AVENUE AND RUNS BACK BETWEEN LINES 174 FEET ON THE EASTERLY SIDE AND 170 FEET ON THE WESTERLY SIDE AND ALONG THE EAST MARGIN OF WILHOITE STREET, TO AN ALLEY IN THE REAR MEASURING 105.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JERRY W. ALVERSON AND WIFE, BEVERLY J. ALVERSON BY WARRANTY DEED FROM OSCAR H. ANDERSON OF RECORD IN BOOK 5317, PAGE 188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 12, 1978 AND RECORDED ON JULY 12, 1978. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $23,500.00.) THE SAID JERRY W. ALVERSON HAVING DIED ON SEPTEMBER 2, 1984, LEAVING PROPERTY TO BEVERLY J. ALVERSON BY RIGHT OF SURVIVORSHIP. BEVERLY J. ALVERSON DIED INTESTATE ON DECEMBER 6, 2014, HER ONLY HEIRS AT LAW BEING THOMAS ALVERSON, AMANDA K. THOMAS, EMILY GOFF AND ANGELA KRIESE. AFFIDAVIT OF HEIRSHIP BEING OF RECORD IN INSTRUMENT NUMBER 20151116-0116150, SAID REGISTER'S OFFICE. SEE ALSO CASE NO. 16P1566 (SMALL ESTATE) IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION).

BEING THE SAME PROPERTY CONVEYED TO ANDREW PILKINTON AND AMBER BRANDT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM THOMAS ALVERSON, EMILY GOFF, AMANDA K. THOMAS, AND ANGELA KRIESE OF RECORD IN INSTRUMENT NO. 20151116-0116153 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 30, 2015 AND RECORDED ON NOVEMBER 16, 2015. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $270,000.00.) BEING ALSO KNOWN AS 1300 MCKENNIE AVENUE NASHVILLE, TENNESSEE 37206.

Being the same property conveyed to Andrew Pilkinton and Amber Brandt, as joint tenants with right of survivorship by Warranty Deed from Thomas Alverson, Emily Goff, Amanda K. Thomas, and Angela Kriese of record in Instrument No. 20151116-0116153 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 16, 2015.

This conveyance is subject to:

- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1300 McKennie 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 22nd DAY OF JUNE, 2017.

Andrew Pilkinton

Amber Brandt n/k/a Amber Pilkinton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMBER BRANDT N/K/A AMBER PILKINTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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