BILL GARRETT, Davidson County
Trans:T20170056998 DEEDWARR
Recvd: 07/05/17 09:29 2 pgs
Fees:13.00 Taxes:1628.00
20170705-0067137

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 29 day of June 2017.

Notary Public William E. Grones
My commission expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Eric F. Asher 1612 7th Ave. N Nashville TN 37208	new owner	081 12 0 346.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Cathryn Graf, an unmarried woman, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Eric F. Asher, an unmarried man, hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the south one-half of Lot No. 43 on the Map of The Homestead Addition, Estate of D. T. McGavock, as of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 43 fronts 25 feet on the easterly side of 7th Avenue North and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Cathryn Graf, an unmarried woman, by Warranty deed dated September 27, 2012, from Timothy Shane Nobles and Mary Catherine Nobles, husband and wife, of record in Instrument No. 20121001-0088850, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of The Homestead Addition, Estate of D. T. McGavock of record in Plat Book 57 Page 9, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1612 7th Ave. N, Nashville, Tennessee 37208

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), his heirs and assigns, forever. Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee his eirs 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 hand this 29th day of June, 2017.

Cathryn Graf

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10084