BILL GARRETT, Davidson County
Trans:T20170059090 DEEDWARR
Recvd: 07/11/17 09:45 2 pgs
Fees:13.00 Taxes:1221.00
20170711-0069496

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Subscribed and sworn to before me, this the 7th day of July, 2017.

Notary Public
My Commission Expires: 07/06/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Eggebrecht Benjamin Eggebrecht 2409 Milton Drive Nashville, TN 37216	new owner	73-1-125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Guardian Properties, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily Eggebrecht and Benjamin Eggebrecht, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Highland View Subdivision, of record in Plat Book 1424, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Warranty Deed from Linda Brewer to Guardian Properties, LLC, as recorded on the 24th day of October, 2016 in Instrument No. 20161024-0112031; Quitclaim Deed from Sandra M. Pendergraff and Nettie M. Brewer to Linda Brewer, as recorded on the 19th day of February, 2004 in Instrument No. 20040219-0019495 and Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. to Sandra M. Pendergraff and Nettie M. Brewer, as recorded on the 23rd day of September, 1993 in Deed Book 9088, Page 958, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2409 Milton Drive, Nashville, TN 37216.

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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, Grantors have executed this instrument on this 7th day of July, 2017.

X _____

Guardian Properties, LLC
By: Timothy Allen Brinn, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy Allen Brinn, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of Guardian Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Guardian Properties, LLC, by the said Timothy Allen Brinn as Member.

WITNESS my hand and seal at office, this 7TH day of July, 2017.

_____

Notary Public

My commission expires: 2-25-20

