WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067191 DEEDWARR
Recvd: 08/04/17 08:31 2 pgs
Fees:13.00 Taxes:952.75

20170804-0079589

W-BR-17-1452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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)
Ashley Jacqueline Smith	New Owner	
(NAME)	(NAME)	**072-04-0-306.00**
1452 Mcalpine Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2825		
(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, **KELLY BRANDON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY JACQUELINE SMITH, A SINGLE WOMAN,** 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:

Tract I: Being the easterly part of Lot 33 of Block "D" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, described as follows:

Beginning on the northerly line of Lot No. 33 at the corner of Lots Nos. 5 and 32, said point being 175 feet east of the easterly margin of Janie Avenue; thence with the line between Lots Nos. 5 and 33 eastwardly 155.7 feet to the northerly line of Lot No. 4; thence with the northerly line of Lots Nos. 4 and 3 southwestwardly 196.5 feet to the southerly line of said Lot No. 33, said point being 185.7 feet east of the easterly margin of Janie Avenue; thence northwardly 100 feet, more or less, to the beginning.

Tract II: Being Lot No. 4 of Block "D" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County.

Said Lot No. 4 fronts 104 feet on the westerly side of McGavock Avenue and runs back between lines with the southwesterly margin of McAlpine Avenue, 172 feet on the southwesterly line and 165 feet on the northeasterly line to a dead line and measuring 104 feet thereon.

Included in the above described tract of land but excluded therefrom is the following tract of land:

Being the easterly part of Lot No. 4 of Block "D" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, said part of Lot No. 4 is described as follows:

Beginning on the northwesterly margin of McGavock Avenue at the corner of Lots No. 3 and 4; thence with the line between said two lots northwestwardly 172 feet to the southeasterly line of Lot No. 33; thence northeastwardly 104 feet; more or less, to the southwesterly margin of McAlpine Avenue; thence with said Avenue southeastwardly 105 feet to the northwesterly margin of McGavock Avenue; thence with said Avenue southwestwardly 104 feet to the beginning.

Being the same property conveyed to Kelly Brandon by Warranty Deed from Mary S. Bell of record in Instrument No. 20090521-0046928 Register's Office for Davidson County, Tennessee, dated May 19, 2009 and recorded on May 21, 2009.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4191, Page 469, in the 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: **1452 Mcalpine Avenue, Nashville, Tennessee 37216-2825**.

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 31st DAY OF JULY, 2017.

Kelly Brandon by Laura Mitchell, Attorney - In-fact

Kelly Brandon by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KELLY BRANDON, and who acknowledged he/she/they executed the same as the free act and deed of the said KELLY BRANDON.

Witness my hand and official seal, this the 31st of July, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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