Warranty Deed

Bill Garrett Davidson County
Batch# 4783 DEEDWARR
09/26/2017 09:01:59 AM 2 pgs
Fees: $13.00 Taxes: $1,681.65
20170926-0098249

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $454,500.00.

Affiant

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

Notary Public

My commission expires: 07/06/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Levi B. Brandenburg Michael K. Horvath	new owners	
1897 Riverside Dr.		072-11-0-456.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRAIG E. MORREN AND TARYN M. MORREN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEVI B. BRANDENBURG AND MICHAEL K. HORVATH, BOTH UNMARRIED, AS** JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP , HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land, situated, lying and being in the County of Davidson, State of Tennessee, being the North 20 feet of Lot No. 16 and all that part of Essex Avenue (now closed) lying between Lots Nos. 15 and 16 on the Plan of Riverside Drive Subdivision of record in Book 974, pages 60 &61, Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed to Joshua R. Ethridge, unmarried by Warranty deed from Oliver R. Arnold, unmarried of record in Instrument No. 20111227-0100397 Register's Office for Davidson County, Tennessee, dated November 07, 2011 and recorded on December 27, 2011.

Being a portion of the same property conveyed to Echo Construction, LLC, a Tennessee limited liability company by Warranty deed from Joshua R. Ethridge, unmarried of record in Instrument No. 20150916-0094115 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 16, 2015.

Being the same property conveyed to Craig E. Morren and Taryn M. Morren, husband and wife by Warranty deed from Echo Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160302-0020164 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 02, 2016.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # R-W-17-1899

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1897 Riverside Dr., Nashville, TN 37216.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~21st~~ 22ND day of September, 2017.

Craig E. Morren

Taryn M. Morren, by Craig E. Morren
Her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Craig E. Morren individually and as attorney in fact for Taryn M. Morren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~21st~~ 22ND day of September, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021