WARRANTY DEED

Bill Garrett Davidson County
Batch# 8750 **DEEDWARR**
10/05/2017 09:28:11 AM 2 pgs
Fees: $13.00 Taxes: $1,115.55

20171005-0102213

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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 $301,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
William J. Bryan, III	new Owner	083 05 0 356.00
(NAME)	(NAME)	
1417 Franklin Avenue	3326 Grim Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Diego, CA 92104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred One Thousand Five Hundred And No/100 Dollars ($301,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Linda Naomi Carter, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William J. Bryan, III, unmarried**, 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. 50 on the Map of the Subdivision of Part of the Weakley Home Place, as of Record in Book 421, Page 36, Register's Office for said County.

SAID Lot No. 50 fronts 50 feet on the northerly side of Franklin Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mrs. Mary Ellen Stromatt, for and during her natural life, and upon her death then unto Linda Naomi Carter by Installment Deed from William H. Luna and wife, Loretta M. Luna dated March 26, 1975 and recorded April 01, 1975 in Book 4900, Page 475, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Linda Naomi Carter, Fee Simple, Absolute Owner by Quitclaim Deed from Linda Naomi Carter, Remainderman dated December 28, 2009 and recorded December 28, 2009 as Instrument No. 20091228-0117245, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-176046SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES-17-1417

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1417 Franklin Avenue, Nashville, TN 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 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, has 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. 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 our hands this 2nd day of October, 2017

Linda Naomi Carter
Linda Naomi Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Linda Naomi Carter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2017.

Angela G Batson
Notary Public

My Commission Expires: 11-6-17

(SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

File Number: GRN-176046SSO