WARRANTY DEED

Bill Garrett Davidson County
Batch# 8836 **DEEDWARR**
10/05/2017 10:38:15 AM 2 pgs
Fees: $13.00 Taxes: $1,441.15

20171005-0102331

J-BR-17-1629-T

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 $389,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Peter J Griffin	**Renasant Bank**	
(NAME)	(NAME)	**094-02-0-009.00**
1629 Long Ave.	**2001 Park Place North, Suite 650**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Birmingham, AL 35203**	
(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, **MICHAEL GOMEZ AND DANIEL BEAULIEU,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER J GRIFFIN, A MARRIED MAN,** 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:

Lot 176, EDGEWOOD LAND CO'S FIRST Subdivision, as shown on plat of record in Plat Book 57, Page 130, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David James Nitschke, a single man, by Warranty Deed from Michael D. Longenecker and Nicole E.Longenecker and Nicole E. Longenecker, recorded April 22, 2010 in Instrument No. 20100422-0030532, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Gomez and Daniel Beaulieu, as tenants in common by Warranty from David James Nitschke, a single man, of record in Instrument No. 20170821-0085427, in the Register's Office, Davidson County, Tennessee, dated August 15, 2017 and recorded August 21, 2017.

This conveyance is subject to:
- County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGEWOOD LAND CO'S FIRST, as recorded in Plat Book 57, Page(s) 130, in the Register's Office, Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

**** The above described property was never lived in as the above Grantors marital residence.**

This is **improved** property known as: **1629 Long Ave., Nashville, Tennessee 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 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 3 DAY OF OCTOBER, 2017.

Michael Gomez

Daniel Beaulieu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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