WARRANTY DEED

Bill Garrett
Batch# 13136
10/13/2017 10:30:05 AM
Fees: $13.00 Taxes: $1,442.63

Davidson County
DEEDWARR
2 pgs

20171013-0105116

File No.: AGL-17-140-46TH

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 $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMANTHA M. KERWIN and TAYLOR TATE	new owners	10304010900
(NAME)	(NAME)	
140 46th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **ROBERT TODD NORDMEYER, AN UNMARRIED PERSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SAMANTHA M. KERWIN AND TAYLOR TATE, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being the South eighty (80) feet of Lots Nos. 11 and 12 of Block No. 3 on the map of Sylvan Park, of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots Nos. 11 and 12 fronts 80 feet on the East side of 46th Avenue North formerly called 5th Street and runs back between parallel lines and with the North margin of Utah Avenue (formerly 7th Avenue) 110 feet to the line between Lots 10 and 11, on said plat and shows (80) feet on said inner line.

Being the same property conveyed to Robert Todd Nordmeyer by Warranty Deed from Charles M. Coode, unmarried, recorded on the 7th day of May, 2004 in Instrument No. 20040507-0052124, re-recorded at Instrument No. 20050520-0057292, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 140 46th Avenue North, Nashville, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-17-140

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 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 10th day of October, 2017.

Robert Todd Nordmeyer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Todd Nordmeyer, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of October, 2017.

Notary Public
My Commission Expires: 5/5/2020

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171