WARRANTY DEED

Bill Garrett Davidson County
Batch# 28960 DEEDWARR
11/22/2017 08:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20171122-0119822

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$299,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 14th day of November, 2017.

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Josh Braun	SAME	08108048100
609 Garfield Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christopher P. McIntyre and wife, Amy M. McIntyre**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Josh Braun**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly 35 feet of the easterly 70 feet of Lot Nos. 37 and 38, and the westerly 35 feet of the easterly 70 feet of the northerly part of Lot No. 39 on the Plan of D.T. McGavock Homestead Addition, as of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 37, 38 and 39 front together 35 feet on the southerly margin of Garfield, formerly Foster Street, and extend back between parallel lines 115 feet to a dead line.

Being the same property conveyed to Christopher P. McIntrye and wife, Amy M. McIntyre from Rose Garrett, unmarried by Warranty Deed on November 25, 2013, of record in Instrument Number 20131202-0122273, Register's Office for Davidson County, Tennessee. Christopher P. McIntyre was erroneously stated as Christopher P. McIntrye, but being one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $2,193.51 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-08-0-481.00, which are CURRENTLY DUE.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 9, Register's Office Davidson County, Tennessee.

This is improved property known as: **609 Garfield Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 14, 2017.

Christopher P. McIntyre

Amy M. McIntyre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher P. McIntyre and wife, Amy M. McIntyre** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 14, 2017

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.