WARRANTY DEED

Bill Garrett Davidson County
Batch# 32310 DEEDWARR
12/01/2017 11:51:38 AM 2 pgs
Fees: $13.00 Taxes: $3,256.00

20171201-0122801

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$880,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2017.

Notary Public

My commission expires: 09/22/2021
(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Todd Nordmeyer **Jennifer Eberle**	New Owner	**Map 104-05-0 Parcel 216.00**
3624 Westbrook Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carly Kear and/or Joshua Kear, Trustees of The Carly Kear Living Trust, established by the Revocable Trust Agreement of Carly Kear, dated January 26, 2012

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Nordmeyer and Jennifer Eberle, Husband and wife

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 the easterly 45 feet of Lot No. 491 and the westerly 5 feet of Lot No. 492 on the map of Richland Realty Company's Division "C" as of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 491 and 492 front together 50 feet on the northerly side of Westbrook Avenue and run back between parallel lines 201 feet, more or less, to an alley.

Being all of the same property conveyed to Joshua P. Kear and wife, Carly L. Kear, by Deed dated July 27, 2007 from Tia M. Sillers and husband, Mark O. Selby, of record in Instrument No. 20070727-0089709, and further conveyed to Carly Kear and/or Joshua Kear, Trustees of The Carly Kear Living Trust, established by the Revocable Trust Agreement of Carly Kear, dated January 26, 2012 as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary by Quitclaim Deed dated March 14, 2012 from Joshua Kear and Carly Kear, of record in Instrument No. 20120322-0024471, Register's Office for Davidson County, Tennessee.

Joshua P. Kear being one and the same person as Joshua Kear. Carly L. Kear being one and the same person as Carly Kear.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 421, Page 31, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3624 Westbrook Avenue, Nashville, TN 37205**

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 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 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 my/our hand(s) this **30th** day of **November, 2017.**

Carly Kear and/or Joshua Kear, Trustees of The Carly Kear Living Trust, established by the Revocable Trust Agreement of Carly Kear, dated January 26, 2012

Carly Kear, trustee
Carly Kear, Trustee

Joshua Kear, trustee
Joshua Kear, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carly Kear and Joshua Kear, Trustees of The Carly Kear Living Trust, established by the Revocable Trust Agreement of Carly Kear, dated January 26, 2012,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY