File No. 177218

WARRANTY DEED

Bill Garrett Davidson County
Batch# 32650 DEEDWARR
12/04/2017 11:11:10 AM 2 pgs
Fees: $13.00 Taxes: $595.70

20171204-0123299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/19

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Mason	New Owner	061-10-0-012.00
(NAME)	(NAME)	
3866 Hutson Avenue	PO Box 60031	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37206	
(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 **BENJAMIN S. GORE, MARRIED, AND JESSE D. GORE AND GLORIA J. GORE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MASON ASSET GROUP, LLC**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 228 on the plan of Maplewood Heights, Second Subdivision, of record in Book 547, Pages 103-104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin S. Gore, a single person and Jesse D. Gore, a married person, by Warranty Deed from Lee Parkison and wife, Ellamarie Parkison, dated February 2, 2004 and recorded February 25, 2004 in Instrument No. 20040225-0021543, Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the residence of Benjamin S. Gore and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Gloria J. Gore, spouse of Jesse D. Gore, joins in this conveyance for the sole purpose of conveying, without warranties of title, any right, title and interest he/she may have in and to the property described herein, marital or otherwise.

0131

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 3866 Hutson Avenue, Nashville, Tennessee 37216

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 29th day of November, 2017.

Benjamin S. Gore

Jesse D. Gore

Gloria J. Gore

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JESSE D. GORE AND GLORIA J. GORE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of November, 2017.

Commission expires: 3/18/19

Notary Public

TRACI PULLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand at office this 29th day of November, 2017.

Commission expires: 3/18/19

Notary Public

TRACI PULLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY