WARRANTY DEED

Bill Garrett Davidson County
Batch# 41089 DEEDWARR
12/27/2017 09:40:02 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20171227-0130957

R-VRES-17-3026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY Commission Expires 07-06-2020

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)
Jonathan Burtner	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
3026 Brightwood Avenue	**2002 Richard Jones Road, Suite 300A**	**117-08-0-056.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37215**	
(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, **MARGARET H. NICHOLS AND FIRAS WEHBE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN BURTNER, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being part of Lot Nos. 25, 26 and 27 on the Plan of Changed Plan of the Subdivision of Lots 11-12-13-14 & 15 in Belmont Terrace Annex No. 1, of record in Plat Book 547, Page 99, in the Register's Office for Davidson County, Tennessee, described as follows: Beginning on the Southeasterly margin of Brightwood Avenue, at a point 45 feet Southwest of the Southwesterly margin of Gale Avenue, Extended; thence, with the Southeasterly margin of Brightwood Avenue, Southwestwardly 55 feet, thence, Southeastwardly and parallel with the Southwesterly margin of Gale Avenue, extended, 145 feet, thence, Northeastwardly and parallel with the Southeasterly margin of Brightwood Avenue 55 feet to a point, 45 feet Southwest of the Southwesterly margin of Gale Avenue, Extended; thence, Northwestwardly, 145 feet to the beginning.

Being the same property conveyed to Margaret H. Nichols and Firas Wehbe, as wife and husband by Quitclaim deed from Margaret H. Nichols of record in Instrument No. 20120405-0029430 Register's Office for Davidson County, Tennessee, dated March 22, 2012 and recorded on April 05, 2012 and Scriveners Affidavit recorded on April 21, 2015, of record in Instrument No. 20150421-0035395, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 547, Page 99, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3026 Brightwood Avenue, Nashville, Tennessee 37212**.

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 21st DAY OF DECEMBER, 2017.

Margaret H. Nichols by Nathan Keith AS ATTORNEY IN FACT
Margaret H. Nichols by Nathan Keith as Attorney in Fact

Firas Wehbe by Nathan Keith AS ATTORNEY IN FACT
Firas Wehbe by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGARET H. NICHOLS AND FIRAS WEHBE, and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET H. NICHOLS AND FIRAS WEHBE.

Witness my hand and official seal, this the 21st of December, 2017.

Melissa Jansen
Notary Public
My Commission Expires: _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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