This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $252,400.00.

Brandon C Ethridge
Affiant

Subscribed and sworn before me this the 20th day of December 2017.

Notary Public
My commission expires: 1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 43678 **DEEDWARR**
01/03/2018 09:18:36 AM 2 pgs
Fees: $13.00 Taxes: $933.88
20180103-0000748

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon C. Ethridge	Cartus Home Loans	071-16-0-289.00
1203 Montgomery Ave	1 Mortgage Way	
Nashville, TN 37207	Mount Laurel, NJ 08054	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRITTANY BUCHER, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRANDON C. ETHRIDGE, AN UN MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. part of Lot No. 380 and all of Lot Nos. 381 and 382 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of Montgomery Avenue (formerly North 9th Street) at the point 85 feet, more or less, North of the Northerly margin of Richardson Avenue; thence Eastwardly and parallel with the Northerly margin of said Richardson Avenue, 90 feet, more or less, to the Westerly margin of the right of way of L & N Railroad; thence with the same Northeasterly 69.6 feet, more or less, to a corner of Lot Numbers 382 and 383; thence with the line between said two lots Westerly 116 feet to the Easterly margin of said Montgomery Avenue (formerly 9th Street); thence with the same Southwardly 65 feet to the beginning.

Being the same property conveyed to Lorne Christopher Rall, unmarried by Warranty deed from Glenn Young of record in Instrument No. 20071017-0123193 Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 17, 2007.

Also being the same property conveyed to Brittany Bucher, an unmarried woman by Warranty deed from Lorne Christopher Rall, unmarried of record in Instrument No. 20160823-0087984 Register's Office for Davidson County, Tennessee, dated August 18, 2016 and recorded on August 23, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1203 Montgomery Ave, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of December, 2017.

Brittany Bucher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brittany Bucher, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BE