WARRANTY DEED

Bill Garrett Davidson County
Batch# 44488 **DEEDWARR**
01/04/2018 11:22:27 AM 2 pgs
Fees: $13.00 Taxes: $1,768.60

20180104-0001342

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Josh David Westerhold	New Owner	083 09 0 056.00
(NAME)	(NAME)	
1213 Gartland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Seventy-Eight Thousand And No/100 Dollars ($478,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Shelley Meyer and Steve Smith, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ~~**Josh**~~ **David Westerhold, an unmarried man**, 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: Joshua

Land in Davidson County, Tennessee, being the westerly half of Lot No. 4, Block One, Partial Plan of the Property of the East Addition Real Estate Company, commonly known as the Andrew Allison Subdivision of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee. Said westerly half of Lot No. 4 runs 50.0 feet on the northerly side of Garland Avenue and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Shelley Meyer, married by Warranty Deed from Patricia S. Sanders dated August 7, 2007 and recorded August 8, 2007 as Instrument No. 20070808-0094985, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-178723SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-17-623

unimproved ☐
This is improved ☒ property, known as 1213 Gartland Avenue, Nashville, TN 37206

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 29th day of December, 2017

Shelley Meyer By Elizabeth Smith as her Attorney-in-Fact
By Elizabeth Smith as her Attorney-in-Fact

Steve Smith By Elizabeth Smith as his Attorney-in-Fact
By Elizabeth Smith as his Attorney-in-Fact

STATE OF TENNESSEE

County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Elizabeth Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Shelley Meyer and Steve Smith, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Shelley Meyer and Steve Smith, for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

File Number: FRN-178723SSO