WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Taylor	1st N Bank	07205011500
(NAME)	(NAME)	
903 Burchwood ~~Dr~~ Ave.	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bryant K. Meltzer and Robert C. Gale, a married couple, Robert C. Gale, by and through his Attorney in Fact, Bryant K. Meltzer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Taylor, a single man and Abby Tusinger, a single woman, as Tenants in Common with Right of Survivorship, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 50 on the Map of Burchwood Estates, Extended as of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 60 feet on the northerly side of Burchwood Avenue and runs back between lines 137.7 feet, more or less, on the westerly line and 137.8 feet, more or less, on the easterly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Bryant K. Meltzer and Robert C. Gale, a one-half undivided interest each as tenants in common with right of survivorship from Betty Crews Case by Warranty Deed dated September 28, 2006 of record in Instrument No. 20061002-0121446, Register's Office for Davidson County, Tennessee. Transfer price for conveyance was $110,000.00.

******Power of Attorney from Robert C. Gale to Bryant K. Meltzer is being recorded simultaneously herewith of record in Instrument No. 20180119-0005700, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS ON THE MAP OF BURCHWOOD ESTATES, EXTENDED, AS RECORDED IN BOOK 843, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*******This is NOT the principal residence of the Grantors named herein*******

Bill Garrett Davidson County
Batch# 49157 DEEDWARR
01/19/2018 10:06:57 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180119-0005701

unimproved ☐

This is improved ☑ property, known as 903 Burchwood ~~Dr~~ Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 our hands this 18th day of January, 2018.

Bryant K. Meltzer

Robert C. Gale

By: Bryant K. Meltzer, attorney in fact
Bryant K. Meltzer, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Bryant K. Meltzer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Robert C. Gale, acting as that person's agent and attorney in fact, and the said Bryant K. Meltzer acknowledged that he executed the foregoing instrument as agent and attorney in fact for Robert C. Gale for the purposes therein contained.

WITNESS my hand and seal, this 18th day of January, 2018.

My Commission Expires:
11-5-19

Notary Public



Return To:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned , Notary Public of the State and County aforesaid, personally appeared Bryant K. Meltzer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 18th day of January, 2018.

My Commission Expires:
11-5-19

Notary Public

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

