WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,051,020.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Bill Garrett Davidson County
Batch# 66474 DEEDWARR
03/08/2018 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $3,888.77
20180308-0021821

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-020203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Autumn Andrady	NEW OWNER	105-13-0-338.00
(NAME)	(NAME)	105-14-0-095.00
8209 Foxview DR.		
(ADDRESS)	(ADDRESS)	105-10-0-312.00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GERALD C. ANDRADY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AUTUMN ANDRADY, 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:

Tract I: 105-13-0-338.00

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Waldkirch, a subdivision of Lots Nos. 8 & 9 in W.L.B. Lawrence Plan of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gerald Andrady, A Married Man by Warranty deed from Matthew Sherrill, Unmarried of record in Instrument No. 20120514-0041357 Register's Office for Davidson County, Tennessee, dated May 1, 2012 and recorded on May 14, 2012.

Being also known as 917 Bradford Avenue Nashville, Tennessee 37204.

Tract II: 105-14-0-095.00

Land in Davidson County, Tennessee, being Lot No. 1 of Block 5 on the Plan of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbrough's Subdivision of Woodland of record in Plat Book 57, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gerald Andrady, a married person by Warranty deed from Crayton Benson Knox, Married of record in Instrument No. 20150930-0099192 Register's Office for Davidson County, Tennessee, dated September 28, 2015 and recorded on September 30, 2015.

Also see Scrivener's Affidavit of record in Instrument No. 20151026-0108530, in said Register's Office.

Being also known as 2213 Grantland Avenue Nashville, Tennessee 37204

Tract III: 105-10-0-312.00

Land in Davidson County, Tennessee, being Lot No. 4 of Block 8 on the Plan of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbrough's Subdivision of Woodland of record in Plat Book 57, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gerald Andrady, a married man by Warranty deed from George Brandt and Eric Sox of record in Instrument No. 20140710-0060924 Register's Office for Davidson County, Tennessee, dated July 8, 2014 and recorded on July 10, 2014.

Being also known as 755 Benton Avenue Nashville, Tennessee 37204.

Reg. Tracts I, II, & III: Being a portion of the same property conveyed to Gerald Andrady, Unmarried by Quitclaim deed from Autumn Andrady, Unmarried (aka Autumn Lee Collins of record in Instrument No. 20180222-0016995 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 22, 2018. (Value of consideration shown in aforementioned deed $0.00.) Also see Amended Final Decree of Divorce and Amended Marital Dissolution Agreement of record in Docket No. 2017-DC-109, in the General Sessions Court for Wilson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 917 Bradford Avenue, Nashville, TN 37204
2213 Grantland Avenue, Nashville, TN 37204
755 Benton Avenue, Nashville, TN 37204

(House No.) (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 my/our hand(s) this the 6th day of March, 2018

Gerald C. Andrady

STATE OF Tennessee
COUNTY OF Williamson

On this 6 day of March 2018, before me personally appeared Gerald C. Andrady to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 6 day of March, 2018.

Commission Expires: 10-12-19

Notary Public

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY