WARRANTY DEED

Bill Garrett Davidson County
Batch# 66750 DEEDWARR
03/08/2018 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $3,761.57
20180308-0022175

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,016,640.00.

Emily Jones
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOWORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: HTF18-020202

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gerald Andrady	NEW OWNER	105-01-0-137.00
(NAME) 754 Benton Avenue	(NAME) 754 Benton Avenue	105-11-0-176.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	105-10-369.00
(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, I, **AUTUMN ANDRADY, FORMERLY KNOWN AS AUTUMN COLLINS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERALD C. ANDRADY, 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:

Parcel 1:

Land in Davidson County, Tennessee, being of Lot No. 43 on the Plan of B.F. Shields Heir's Addition to Nashville, as of record in Book 57, Page 31, Register's Office for said County, and the Northwest corner of Lot No. 115 in M.A. Spurr's Subdivision of Lot No. 8 on the Boyd Ament Tract, a Plan of which is of record in Book 21, Page 83, said Register's Office, described together as follows:

Beginning on the Easterly margin of Villa Street, or Avenue, at the Southwest corner of Lot No. 42 Shields Plan; thence with the Easterly margin of said Street, Southerly 50.7 feet; thence Easterly parallel with the South line of said Lot No. 42, 140-3/4 feet to an alley; thence with said alley, Northerly 50.7 feet to the Southeast corner of said Lot No. 42; thence with the Southerly line of said lot, Westerly 140-3/4 feet to the

Being the same property conveyed to Autumn Leigh Collins, an unmarried woman by Warranty deed from Eddie Kirkland and Allan Holladay of record in Instrument No. 20080708-0070059 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 08, 2008.

Being the same property conveyed to Autumn Andrady, a married woman by Quitclaim deed from Autumn Andrady, fka Autumn Leigh Collins of record in Instrument No. 20120822-0075304 Register's Office for Davidson County, Tennessee, dated July 25, 2012 and recorded on August 22, 2012.

Being also known as 1018 Villa Place, Nashville, Tennessee 37203.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of C. S. Caldwell's 2nd Roycroft Subdivision of record in Book 421, Page 176, 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 Autumn Collins, unmarried by Warranty Deed from Robert K. Meyer, unmarried of record in Instrument No. 20120124-0006523, Register's Office for Davidson County, Tennessee, dated January 19, 2012 and recorded on January 24, 2012.

Being also known as 753A Roycroft Place, Nashville, Tennessee 37203.

Parcel 3:

Land in Davidson County, Tennessee, being Lot No. 6, Block "B", on the Plan of a Subdivision of part of the Sophia M. Neal Property on Wedgewood Avenue, of record in Book 1130, Page 4, 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 Autumn Andrady, a married woman by Warranty Deed from Timothy W. Newkirk and Tanya L. Newkirk, husband and wife of record in Instrument No. 20150518-0045496, Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015.

Being also known as 1808 Neal Terrace, Nashville, Tennessee 37203.

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 1018 Villa Place, Nashville, TN 37212
1808 Neal Terrace, Nashville, TN 37203
753 A Roycroft Place, Nashville, TN 37203

(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

Autumn Andrady

STATE OF Tennessee
COUNTY OF Williamson

On this 6 day of March, 2018, before me personally appeared Autumn Andrady, a married woman 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

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

Notary Public

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