WARRANTY DEED

Bill Garrett Davidson County
Batch# 75994 DEEDWARR
04/03/2018 02:50:38 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20180403-0031272

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Trent A. Brotherton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel and Melody Smith	new owners	081080098.00
(NAME)	(NAME)	
1900 5th Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Gussie Dean Brotherton, unmarried, and Trent A.Brotherton, married, as tenants in common,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel D. Smith, Jr., and Melody S. Goble Smith, husband and wife, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING Lot No 16 on the plan of D. T. McGavock's 2nd Addition, as of record in Book 21, pages 64, Register's Office, Davidson County, Tennessee.

SAID Lot No. 16 fronts 60 feet on the easterly side of 5th Avenue North, formerly Summer Street, and runs back between parallel lines with the northerly margin of Coffee Street, 168-1/2 feet, more or less, to an alley.

BEING the same property conveyed to Gussie Dean Brotherton and Trent A. Brotherton as Tenants in Common by Warranty Deed executed March 8, 2017 from Guinna Lee Anne Brown, which deed is of record in Instrument No. 20170310-0023773, recorded March 10, 2017, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF D.T. MCGAVOCK'S 2ND ADDITION, AS OF RECORD IN BOOK 21, PAGE 64, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

This is not now nor has it ever been the primary residence of the grantors.

Durable Power of Attorney for Financial Management executed by Gussie Dean Brotherton, appointing Trent A. Brotherton as his Attorney-in-fact, of record in Instrument No. 20170310-0023772, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1900 5th Ave. North, Nashville, TN 37208
(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 30th day of March, 2018.

Gussie Dean Brotherton
Gussie Dean Brotherton,

Trent A. Brotherton
Trent A. Brotherton

By Trent A. Brotherton, Attorney in Fact
By Trent A. Brotherton, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Trent A. Brotherton, the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Madison, Tennessee, this the 30th day of March, 2018.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of March, 2018, before me personally appeared Trent Brotherton, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gussie Dean Brotherton, and acknowledged that he executed the same as the free act and deed of the said Gussie Dean Brotherton.

Witness my hand and official seal at office at Madison, Tennessee, this the 30th day of March, 2018.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-18-1900