B04 36
(3)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 76951 DEEDWARR
04/06/2018 01:29:13 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180406-0032587

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Affiant

Subscribed and sworn to me on April 4, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31515

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Julian and Debra Julian 5700 B Tennessee Avenue Nashville, TN 37209	SAME AS NEW OWNERS	-091-06-0-458.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patrick Julian, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Robert Julian and Debra Julian, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1603 of Block No. 14 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, 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 a portion of the same property conveyed to Patrick Julian, unmarried and Robert L. Julian and wife, Debra Julian by Warranty Deed from Curtis M. Groves and wife, Faith Groves of record in Instrument No. 20051122-0140917, Register's Office for Davidson County, Tennessee, dated November 15, 2005 and recorded on November 22, 2005.

Being a portion of the same property conveyed to Patrick Julian, unmarried by Quitclaim Deed from Robert L. Julian and wife, Debra Julian of record in Instrument No. 20170724-0074471, Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 24, 2017.

Being the same property conveyed to Patrick Julian, unmarried by Quitclaim Deed from Patrick Julian, unmarried of record in Instrument No. 20170724-0074472, Register's Office for Davidson County, Tennessee, dated July 20, 2017 and recorded on July 24, 2017.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 5700 B Tennessee Avenue, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 4th day of April, 2018.

Patrick Julian

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 4, 2018, before me personally appeared Patrick Julian, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 4, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021