Bill Garrett Davidson County
Batch# 83602 DEEDWARR
04/23/2018 10:04:43 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180423-0037844

WARRANTY DEED

2018-1072

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of April, 2018.

Notary Public

(Affix Seal)
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sara K. Dorsey 1717 Nassau Street Nashville, TN 37208	United Wholesale Mortgage 1414 East Maple Road Troy MI 48083	08108033100

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jason P. Gullo**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sara K. Dorsey, unmarried and a .001% interest to Jacob Hill, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1717 Nassau Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 7 and the northerly 15 feet of Lot No. 8 in W.S. Settle's Subdivision of Lots Nos. 249 and 277, in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and part of Lot No. 8 fronts together 65 feet on the westerly side of Nassau Street and extend back between parallel lines 155 feet to Jenkins Street.

Included in the above description, but excluded therefrom is that portion conveyed in Book 6263, page 630, and more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 17 1/2 feet of Lot No. 7 and the northerly 15 feet of Lot No. 8 in W.S. Settle's Subdivision of Lots Nos. 249 and 277, in the North Nashville Real Estate Company's Plat of Lots, as of record in Book 57, page 71, Register's Office for Davidson County, Tennessee.

Said parts of said Lot No. 7 ad 8 front together 32 1/2 feet on the westerly side of Nassau Street and extend back between parallel lines 155 feet to Jenkins Street.

Being the same property conveyed to Jason Gullo from Martha L. Fudge by Warranty Deed dated May 27, 2016 and recorded June 2, 2016 in Instrument No. 201606020055410, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1717 Nassau Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 19th day of April, 2018

Jason P. Gullo

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Jason P. Gullo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of April, 2018.

Notary Public
My Commission Expires: 6-30-2019

