THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415604

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2018.

WILLIAM E GROVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/20/2019

Bill Garrett Davidson County
Batch# 90427 DEEDWARR
05/09/2018 11:25:46 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180509-0044458

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erik L Gottfried and Robyn Williams 917 Halcyon Avenue Nashville, TN 37204	New Owner	Tax Parcel ID No. 083-05-0-113.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anissa Swanson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erik L. Gottfried, a single man, as to a 50% undivided interest and Robyn Williams, a single woman, as to a 50% undivided interest, as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block "F" on the Plan of E.T. Brown's Eastwood Addition of record in Plat Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, further described as follows:

Beginning on the Southerly margin of West Eastland Avenue, formerly Jackson Street, as the corner of Lots Nos. 9 and 10; thence with the line between said two lots Southwardly 211 feet to the Northerly margin of an alley; thence with said alley Eastwardly 34 feet; thence Eastwardly 34 feet; thence Northwardly 34 feet; thence Eastwardly 16 feet; thence Northwardly 177 feet to the Southerly margin of said Avenue Westwardly 50 feet to the beginning.

Being the same property conveyed to Anissa Swanson, unmarried by Warranty Deed from B&W Management Services, LLC and Wash and Beatrice Johnson of record in Instrument No. 20011116-0125895 Register's Office for Davidson County, Tennessee, dated October 04, 2001 and recorded on November 16, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property located at 1018 West Eastland Avenue Nashville TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-ZR-18-1618

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2018.

Anissa Swanson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anissa Swanson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2018.

Notary Public

My Commission Expires: 01/17/21

