39B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 98910 **DEEDWARR**
06/01/2018 12:22:37 PM 2 pgs
Fees: $13.00 Taxes: $1,572.13

20180601-0052368

Y-BR-18-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

ANGELA R. BOSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew King	~~New Owner~~ MIG	
(NAME)	(NAME)	
212 Lutie St.	8320 E Walker Springs Lane #200	**119-05-0-214.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BRETT NORMAN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW KING, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 28 on the Plan of Re-Subdivision of Lots 4, 5, 6, 7, 8, 9, in Block 27, Lots 2, 3, 5, 6, in Block 26 and Block 23 and 24, Cumberland Nurseries, of record in Plat Book 161, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 50 feet on the Northerly margin of Lutie Street and extends back between parallel lines 180 feet to a dead line in the rear whereon it measures 50 feet.

Being the same property conveyed to Brett Norman, a single man by Warranty Deed from Infinium Builders, LLC of record in Instrument No. 20170111-0003098 Register's Office for Davidson County, Tennessee, dated January 06, 2017 and recorded on January 11, 2017.

This conveyance is subject to:
- 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 161, Page 139, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Lutie St., Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st DAY OF MAY, 2018.

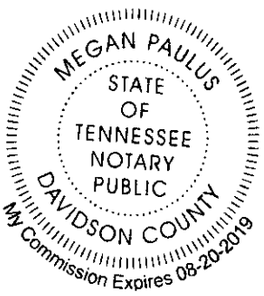
Brett Norman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRETT NORMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212