WARRANTY DEED

Bill Garrett Davidson County
Batch# 99258 **DEEDWARR**
06/01/2018 01:57:51 PM 2 pgs
Fees: $13.00 Taxes: $969.40

20180601-0052440

File No. TE0003685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFERIS $262,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Thornberry	NEW OWNER	081-10-0-273.00
(NAME)	(NAME)	
718 Mcferrin Ave		
(ADDRESS)	(ADDRESS)	
Nashville Tn 37206		
(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, I, **Richard Garner and wife Barbara Garner,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Thornberry, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being the North 40 feet of Lot 350 and the South 10 feet of Lot No. 351 on the Map of J.M.T.J., and G.W. Harding's Subdivision, of record in Book 21, Page 80, said Register's Office, and more particularly described as follows:

Beginning at an iron pin located in the easterly margin of 23rd Avenue, North, said point of beginning being 676 feet northerly from the north margin of Osaga Street; thence with the easterly margin of 23rd Avenue North, North 6 degrees west 50 feet to an iron pin; thence North 82 degrees 15 minutes east 157 feet to an iron pin located in the westerly margin of a 16 foot alley; thence with the westerly margin of said alley, South 6 degrees east 50 feet to a pin in the westerly margin of said alley; thence south 82 degrees 15 minutes west for a distance of 157 feet to the point of beginning.

Being the same property conveyed to Richard Garner and wife, Barbara Garner, by Special Warranty Deed from Bank One, National Association, as Trustee, by Saxon Mortgage Services, Inc., dated October 24, 2003, recorded November 4, 2003 in Instrument No. 20031104-0161531.

Tract II:

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 3 and the southerly 12 feet 8 inches of Lot No. 4 on the Plan of Cephas Woodards Subdivision of Lots 5 and 6, Woodard Plan, which plan of said Subdivision is of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said property part of Lot No. 3 and southerly part of Lot No. 4 together front 37 feet 8 inches on the easterly side of Cephas Avenue, and runs back eastwardly between parallel lines 115 feet to an alley.

Being the same property conveyed to Richard Garner and wife, Barbara Garner, by Warranty Deed from James R. Rawls and wife, Kay R. Rawls, dated October 13, 2004, recorded November 9, 2004 in Instrument No. 20041109-0134906.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1730 23rd Avenue North, Nashville, TN 37208
1808 Cephas St., 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 my hand this 31st day of May, 2018.

Richard Garner

Barbara Garner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand this 31st day of May, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206