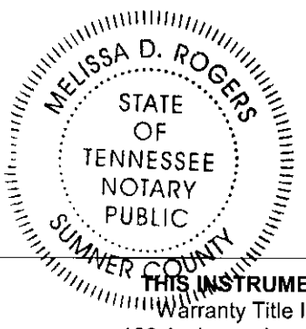
WARRANTY DEED

Bill Garrett Davidson County
atch# 106470 DEEDWARR
6/19/2018 12:44:38 PM 2 pgs
ees: $13.00 Taxes: $566.10
20180619-0058948



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$153,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Christopher Ing	CapStar Bank	69-16-72
(NAME)	(NAME)	
1614 Elizabeth Rd.	2002 Richard Jones Rd, Ste A300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181064

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, Betty L. Gann**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christopher Ing, married man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in the 13th, formerly 23rd, Civil District of said County, being Lot No. 17 on the map of J. J. Holzapfel's Subdivision, Bordeaux, Nashville, Tennessee, not of record, described according to a survey by Watkins & Murray, Surveyors, dated March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street, at a point 99 feet east of the northeast corner of the property conveyed to James C. Pickett and wife, by deed from L. I. Overstreet and wife, of record in Book 1913, page 23, Register's Office for said County, being the corner of Lots Nos. 16 and 17; thence, with the line between said two lots, southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 99 feet to the corner of Lots Nos. 17 and 18; thence with the line between said two lots northwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with said street, westwardly 99 feet to the beginning.

Being the same property conveyed to Hubert L. Gann and wife, Betty L. Gann by deed from Donald Crotzer and wife, Donna Crotzer, dated June 11, 1977, of record in Book 5158, page 134, Register's Office for Davidson County, Tennessee. The said Hubert L. Gann having since died on September 11, 2008, leaving Betty L. Gann as surviving tenant by the entirety.

Unimproved ☐

This is improved ☒ property, known as 1614 Elizabeth Rd., Nashville, TN 37218
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of June, 2018

Betty L. Gann

Betty L. Gann

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Betty L. Gann, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of June, 2018.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY