WARRANTY DEED

Bill Garrett Davidson County
Batch# 107820 DEEDWARR
06/25/2018 11:01:01 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20180625-0060949

O-VRES-18-1907B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Scott M. Corley and Ashley H. Corley	New Owner	
(NAME)	(NAME)	
1907 B Bransford Ave.		**105-11-0R-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **KEVIN ROSS TRAGER AND ANDREA LYNN TRAGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT M. CORLEY AND ASHLEY H. CORLEY,** 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 situated in Davidson County, Tennessee, being Unit No. B, as established in Declaration of Covenants, Conditions and Restrictions for 1907 Bransford Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151210-0124262, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin Ross Trager and Andrea Lynn Trager, husband and wife by Warranty deed from Commodore Holdings, LLC of record in Instrument No. 20161027-0113790 Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on October 27, 2016.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1907 B Bransford Ave., Nashville, Tennessee 37204**.

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 20th DAY OF JUNE, 2018.

Kevin Ross Trager by Andrea Lynn Trager as Attorney in Fact
Kevin Ross Trager by Andrea Lynn Trager, Attorney In Fact

Andrea Lynn Trager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea Lynn Trager, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN ROSS TRAGER, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN ROSS TRAGER.

Witness my hand and official seal, this the 20th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA LYNN TRAGER, 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 20th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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