Bill Garrett Davidson County
Batch# 127405 DEEDWARR
08/10/2018 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20180810-0079028

WARRANTY DEED

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 3/13/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler A. King	NEW OWNER	082 16 0 313.00
(NAME)	(NAME)	
310 S 7th St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Vincent M. Bruce, an unmarried man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tyler A. King, an unmarried man,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being parts of Lot Nos. 16 and 17 on the Plan of J S Williams Addition to Edgefield of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northwest intersection of Boscobel Street and South Seventh Street, thence Northerly 79.5 feet to an iron pin; thence Westerly 100.0 feet to an iron pin in the line between Lot Nos. 17 and 18; thence with the line between said lots, Southerly 79.5 feet to the Northerly margin of Boscobel Street; thence with the same, Easterly 100.0 feet to the beginning.

Being the same property conveyed to Vincent M. Bruce, an unmarried man, by Warranty Deed from Daniel Chad Williams, unmarried, dated December 10, 2015 and recorded December 14, 2015, in Instrument No. 20151214-0125097, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on the plan of record in Plat Book 21, page 45, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☑ property, known as 310 S 7th St., Nashville, TN 37206
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hands this 8th day of August, 2018.

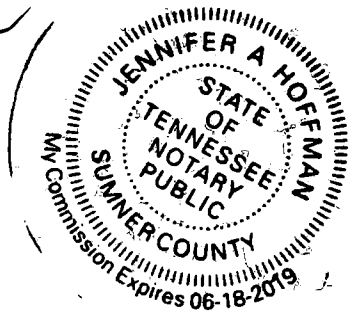
Vincent M. Bruce

State of Tennessee
County of Sumner

Personally appeared before me Vincent M. Bruce, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of August, 2018.

Notary Public
My Commission Expires: 6/18/19



File No.: 20181796

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/31/2022

