THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180716890**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2018. Notary Public My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 127947 DEEDWARR
08/13/2018 09:39:00 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20180813-0079475

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Crawford Standard, Jr. 412 Greenway Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-05-0-093.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Bailey Brandon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Crawford Standard, Jr.**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Map of Hardison & Young's Lots in West End Park, of record in Plat Book 421, page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT BAILEY BRANDON, by deed from MARK E. STOROLIS, of record in Instrument No. 20160817-0085961, dated August 15, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-05-0-093.00.

Matters shown on the Plan of record in Plat Book 421, page 190, said Register's Office.

This is improved property located at 412 Greenway Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2018.

Robert Bailey Brandon by Rhonda Brandon,
his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rhonda Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Robert Bailey Brandon and that she is authorized by Robert Bailey Brandon to execute this instrument on his behalf.

Witness my hand, at office, this 1st day of August, 2018.

Notary Public

My Commission Expires: _____

