Bill Garrett Davidson County
Batch# 129739 DEEDWARR
08/16/2018 10:47:43 AM 2 pgs
Fees: $13.00 Taxes: $1,494.43
20180816-0081217

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810876

WARRANTY DEED

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2018.

NOTARY PUBLIC

My commission expires: 10/1/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian James Brandt 1629 11th Avenue North Nashville, TN 37208	Same address as new owner	081-11-0-567.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Three Thousand Nine Hundred and 00/100 Dollars ($403,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ELIZABETH E. GURLEY AND HUSBAND, BOB GURLEY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTIAN JAMES BRANDT, single man**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the North 12.5 feet of Lot #100 and the South 25 feet of Lot #101 on the map of D.T. McGavock and Others' Addition as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 37.5 feet on the westerly side of 11th Avenue North, formerly Fillmore Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elizabeth E. Gurley and husband, Bob Gurley, by Warranty Deed from BancorpSouth Bank, a Mississippi Corporation, dated 8/12/2013, recorded 8/14/2013, of record in Instrument No. 20130814-0085393, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1629 11th Avenue North, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of August, 2018.

Elizabeth E. Gurley

ELIZABETH E. GURLEY

Bob Gurley

BOB GURLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Elizabeth E. Gurley and husband, Bob Gurley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of August, 2018.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19