# WARRANTY DEED

Bill Garrett Davidson County
Batch# 130519 DEEDWARR
08/17/2018 10:55:22 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20180817-0081753

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF AUGUST, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/17/20

CHRISTINE N. MARC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4856B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank, please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Kyle Judd and Devin Judd | Same | 071-11-0-093.00 |
| 308 Edith Ave. | | |
| Nashville, TN 37207 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**GLEN ANDERSON, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KYLE JUDD AND DEVIN JUDD, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 the easterly 50 feet of Lot No. 57 on the Plan of Trinity Heights Addition, of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to Glen Anderson by Warranty Deed from The Twin Team, LLC, a Limited Liability Company, of record in Instrument No. 20161222-0134720, Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on December 22, 2016.

***THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 308 Edith Ave., Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 16th day of August, 2018.

Glen Anderson

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, GLEN ANDERSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of August, 2018.

Notary Public

My Commission Expires: 10/11/21

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

**File #: 18-4856B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**