#34477

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34477-09-2018** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 27th day of September, 2018.<br><br>Notary Public<br><br>My Commission Expires: |

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Brian S. Shelton, Trustee<br>2002 Richard Jones Rd., Suite C200<br>Nashville, Tennessee 37215 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>104 13 0 182 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, **Stephen G. Gorham, being one and the same person as Stephen E. Gorham**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian S. Shelton, Trustee of The 3610 Brighton Road Revocable Trust U/A/D September 26, 2018** ("Grantee"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3610 Brighton Road, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Y Johnson Davidson County
Batch# 146486 DEEDWARR
09/28/2018 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20180928-0096475

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 27th day of September, 2018.

Stephen G. Gorham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen G. Gorham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2018.

Notary Public

My Commission Expires:

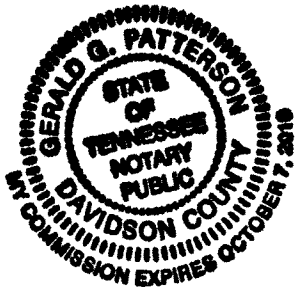


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lots 3 and 9 of Block "L" in Whitley Realty Company's Subdivison, of record in Book 1424, page 43, Register's Office for said County.

Said Lot No. 4 fronts 82.74 feet on the northerly margin of Brighton Avenue and extends back 303.1 feet on the easterly line and 291.2 feet on the westerly line to a dead line in the rear, measuring 72.8 feet thereon.

Being the same property conveyed to Stephen G. Gorham, erroneously identified as Stephen E. Gorham, a single person by deed dated May 20, 1992 from Katherine Jones, unmarried of record in Book 8634, page 426, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 104 13 0 182 00.
2. All matters appearing on the Plan of record as Book 1424, page 43, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

