Karen Y Johnson Davidson County
Batch# 152760 DEEDWARR
10/19/2018 12:35:33 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20181019-0103932

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3513

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael G. Tarsa, Marla L. Zimmerman, and Amanda L. Tarsa (NAME)	New Owner (NAME)	091-11-0-429-00
4231 Ashleywood Court (STREET ADDRESS)	(STREET ADDRESS)	
Louisville, KY 40241 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Joshua Nunnally, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael G. Tarsa, Marla L. Zimmerman and Amanda L. Tarsa**, as Joint Tenants with Rights of Survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 901 & 903 of Block 128 on the Plan of No. 1 West Nashville of record in Plat Book 57, Page 74 & 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2

Land in Davidson County, Tennessee, being the westerly one-half of 50th Avenue North running north from the northerly margin of Indiana Avenue to the southerly margin of an alley and lying adjacent to the easterly line of Lot 901 of Tract 1. Said portion of 50th Avenue North was abondoned by Ordinance No. 74-1115.

Being the same property conveyed to Joshua E. Nunnally married by Quitclaim Deed dated February 19, 2015 from Joshua E. Nunnally and wife, Elizabeth A. Nunnally, recorded March 2, 2015, in Instrument Number 20150302-0017560, in the Register of Deeds for Davidson County, Tennessee.

Catherine A. Hardesty joins in this conveyance for the purpose of conveying any interest she may have in said proeprty

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 332, page 101, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded by Instrument No. 20160718-0073809, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 5000 Indiana Avenue, Nashville, TN 37209.

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, their heirs and assigns, forever, and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand(s) this 17th day of October, 2018.

Joshua E. Nunnally

Catherine A. Hardesty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2018, before me personally appeared Joshua E. Nunnally and Catherine A. Hardesty, husband and wife, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 17th day of October, 2018.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 3/20/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066