Karen Y Johnson Davidson County
Batch# 156714 **DEEDWARR**
11/05/2018 11:17:35 AM 2 pgs
Fees: $13.00 Taxes: $2,099.56

20181105-0109468

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$567,450.00** (Five Hundred Sixty Seven Thousand Four Hundred Fifty).

AFFIANT

Subscribed to and sworn before me this 2nd day of November, 2018.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

NOTARY PUBLIC MY COMMISSION EXPIRES:

My Commission Expires SEPT. 7 2020

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Guy Y. Marsh 113 A & B Lauderdale Road Nashville, TN 37205	GUY Y. MARSH **4200 West End Avenue #307** **Nashville, TN 37205**	10312021600

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **BRADLEY D. WILLIAMS AND BRIAN A. COURTNEY, A MARRIED COUPLE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GUY Y. MARSH, UNMARRIED,** 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:

Being Lot No. 3 of Block J on the Plan of Cherokee Park, Third Section, as of record in Book 843, Page 2 and 3, Register's Office for Davidson County, Tennessee.

Being property conveyed to Bradley D. Williams and Brian A. Courtney, a married couple, by Quitclaim Deed from Spring Haven Apartments, LLC, of record in Instrument No. 20160524-0052172, dated May 20, 2016 and recorded on May 24, 2016, Register's Office for Davidson County, Tennessee.

Being also known as 113 A & B Lauderdale Road, Nashville, Tennessee 37205.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **113 A & B LAUDERDALE ROAD** **NASHVILLE, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this 2nd day of November, 2018

Bradley D. Williams

Brian A. Courtney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of November, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bradley D. Williams and Brian A. Courtney** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of November, 2018.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020