WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18 3039

# WARRANTY DEED

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B-KW-18-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6-24-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 164610 DEEDWARR
11/26/2018 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20181126-0114924

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Nicole Leff** | Pinnacle Financial Partners | |
| (NAME) **1003 B Virginia Avenue** | (NAME) c/o DocProbe 1125 Ocean Avenue | **061-11-0-309.00** |
| (ADDRESS) **Nashville, TN 37216** | (ADDRESS) Lakewood NJ 08701 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **MADISON GOURLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLE LEFF, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being the Easterly 65 feet of the Southerly 165 feet of Lot No. 33 on the Plan of George Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 fronts 65 feet on the Northerly side of Virginia Street and runs back between parallel lines, 165 feet to a line measuring 65 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being a part of Lot No. 33 on the Plan of George Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 is more particularly described as follows:

Beginning at the Northwest corner of that part of Lot No. 33 previously conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by Deed of record at Book 5779, Page 693, said Register's Office; thence North 35 degrees 30' East (along the Westerly line of Lot No. 33) 43 feet to a point; thence South 54 degrees 30' East 65 feet to a point on the Easterly boundary of said Lot No. 33; thence South 35 degrees 30' West (along the Easterly boundary of Lot No. 33) 43 feet to the Northeast corner of the part of Lot No. 33 previously conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by Deed of record at Book 5779, Page 693, said Register's Office; thence 54 degrees 30' West (along the Northerly boundary of the part of Lot No. 33 previously conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by Deed of record at Book 5779, Page 693, said Register's Office) 65 feet to the point of beginning.

Being a portion of the same property conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by Warranty Deed from W. C. Young and wife, Era G. Young of record in Book 8905, Page 280, Register's Office for Davidson County, Tennessee, dated March 12, 1993 and recorded on April 02, 1993.

Being a portion of the same property conveyed to Joshua Duane Lusty, a one third interest by Quitclaim Deed from Samuel Brian Lusty, Sr. and wife, Pamela Ann Lusty of record in Instrument No. 20041222-0152334, Register's Office for Davidson County, Tennessee, dated October 18, 2004 and recorded on December 22, 2004.

Being the same property conveyed to Summer Co Home Buyers, LLC, a Tennessee limited liability company

by Warranty Deed from Samuel Brian Lusty and wife, Pamela Ann Lusty and Joshua Duane Lusty, a married man of record in Instrument No. 20170614-0059778, Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 14, 2017.

Being the same property conveyed to Madison Gourley, unmarried woman by Warranty Deed from SummerCo Home Buyers, LLC, (a/k/a Summer Co Home Buyers, LLC), a Tennessee limited liability company of record in Instrument No. 20170908-0092416, Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 08, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1003 B Virginia Avenue, Nashville, Tennessee 37216**.

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. 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/our hand(s) this the 15th DAY OF NOVEMBER, 2018.

M Gourley
Madison Gourley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of November, 2018.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)