Karen Y Johnson Davidson County
Batch# 164874 DEEDWARR
11/26/2018 03:17:54 PM 2 pgs
Fees: $13.00 Taxes: $614.20
20181126-0115297

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VIBE-18-2009

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of November, 2018.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public
My commission expires: 01/06/20

05-1811-67413

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brandon Brager	New Owner	072-05-0-010.00
2009 Oakwood Ave		
Nashville TN 37207		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frank J. Herig and Michele E. Herig**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brandon Seth Brager, single man**, hereinafter called the Grantees, their successors 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 Lot No. 4, on the Plan of Joywood Heights, Section One, of record in Book 1130, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frank J. Herig and Michele E. Herig by deed from Jimmy W. Hayes and Annie B. Hayes and Kenneth M. Brown and Karen R. Brown, dated May 31, 2000, recorded June 8, 2000, of record in Instrument No. 20000608-0067461, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2009 Oakwood 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 21st day of November, 2018.

Frank J. Herig

Michele E. Herig

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Frank J. Herig and Michele E. Herig**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of November, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD