Karen Y Johnson Davidson County
Batch# 164896 DEEDWARR
11/26/2018 03:39:05 PM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20181126-0115328

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $339,900.00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2018.

Notary Public

My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Sarah Rae Thomas** | new owner | 081080048100 |
| **609 Garfield Street** | | |
| **Nashville, TN 37208** | | |

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 ACKNOWLEDGE, WE,

**Josh Braun, single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sarah Rae Thomas,** a single woman

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 One:

Land in Davidson County, Tennessee, being the westerly 35 feet of the easterly 70 feet of Lots Nos. 37 and 38 and the westerly 35 feet of the easterly 70 feet of the northerly part of Lot No. 39 on the plan of D.T. McGavock Homestead Addition, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 37, 38 and 39 front together 35 feet on the southerly margin of Garfield, formerly Foster Street, and extend back between parallel lines 115 feet to a dead line.

Being the same property conveyed to Josh Braun, by Warranty Deed from Christopher P. McIntyre and wife, Amy M. McIntyre, dated November 14, 2017, of record in Instrument No. 20171122-0119822, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-RWI-18-609

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 609 Garfield Street, Nashville, TN 37208.

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 in 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. 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.

Josh Braun Date: 11·19·18

Date:

STATE OF TN

COUNTY OF Rutherford

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

Witness my hand, at office, this 19 day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 5·22·22

ANNA E. ROWLAND
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY