Karen Y Johnson Davidson County
Batch# 169273 **DEEDWARR**
12/03/2018 08:38:05 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20181203-0117284

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $385,000.00.

Affiant

Subscribed and sworn before me this the 26th day of November, 2018.

Notary Public
My commission expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Caryn Burkholder and Matthew Gilbert 245 Riverside Dr. Nashville, TN 37206	**NEW OWNER**	183-15-0 075.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANT NORSWORTHY AND BROOKE NORSWORTHY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CARYN BURKHOLDER AND MATTHEW GILBERT, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Fortland Park, Section 1, Addition 1, as of record in book 2854, page 68, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Huntleigh Drive, being the common corner of Lots 35 and 99; thence with the line between Lots 35 and 99 northerly 108.97 feet to a point; thence with the line between Lots 35 and 36 westerly 121 feet to a point in the easterly margin of Riverside Drive; thence with the margin of Riverside Drive southerly 90 feet to a point at the beginning of a curve; thence around said curve southeasterly 39.68 feet to a point in the northerly margin of Huntleigh Drive; thence with the margin of Huntleigh Drive easterly 99.84 feet to the point of beginning.

Being the same property conveyed to Grant Norsworthy and Brooke Norsworthy, husband and wife, by deed from DAYMAR HOMES, INC., dated 08/17/2007, of record in Instrument No. 20070821-0100151, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 245 Riverside Dr., Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 26th day of November, 2018.

Grant Norsworthy

Brooke Norsworthy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Grant Norsworthy and Brooke Norsworthy, 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 and official seal this 26th day of November, 2018.

My commission expires:

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2022