**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2366

Karen Y Johnson Davidson County
Batch# 179156 DEEDWARR
12/31/2018 11:33:41 AM 2 pgs
Fees: $13.00 Taxes: $710.40

20181231-0126400

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of December, 2018

Notary Public

Commission Expires: _____

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Josh Terry, Trustee of The 1527 12th Ave Trust<br>P.O. Box 160071<br>Nashville, TN 37216 | New Owner | 081-12-0-186.00 |

# 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,

**Jeffrey D. Bratton and Angela Bratton, a married couple**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Josh Terry, Trustee of The 1527 12th Ave Trust**

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:

Situated in Davidson County, Tennessee, and being further described as follows:

In the second ward on the City of Nashville what was formerly the 13th Civil District of said county, beginning at a point in the Westerly margin of 12th Avenue North, formerly Florence Street 76 feet Southerly from the Southeast corner of Lot No. 171 on the addition of the town of McGavock, which is the Southeast corner of a lot heretofore conveyed by R. W. Turner to P. J. and Maggie Rowan; running thence Westerly and with the Southerly line of Rowan lot 154 feet, more or less, to the East margin of an alley; thence Southerly with said alley 47 feet; thence running Westerly and with the fence 154, more or less, to 12th Avenue North, and running thence Northerly 47 1/2 feet along the Westerly margin of 12th Avenue North to the point of beginning at said Rowan's corner.

Being the same property conveyed to Jeffery D. Bratton, unmarried by Warranty deed from Tyrone Morton, unmarried of record in Instrument No. 20030421-0051765 Register's Office for Davidson County, Tennessee, dated April 16, 2003 and recorded on April 21, 2003.

Jeffrey D. Bratton is now married to Angela Bratton and Angela Bratton joins in this conveyance to convey any marital interest she may have on the property described herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1527 12th Avenue North, 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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of December, 2018.

Jeffrey D. Bratton

Angela Bratton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey D. Bratton and Angela Bratton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of December, 2018.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5.6.19

(Notary Seal)