STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 28th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 7/6/20
File No. G18-3991

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

Karen Johnson Davidson County
Batch# 184701 DEEDWARR
01/16/2019 12:45:20 PM 2 pgs
Fees: $13.00 Taxes: $913.90

20190116-0004617

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Liam Cassidy (NAME)	newowner (NAME)	119-06-0-114
63 Valeria St (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Brendon Edward Brauer, a single man and William Curtis Brauer, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Liam S. Cassidy**, unmarried 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:

Being Lot No. 202 on the Map of Sterling Heights, Section Five, as of record in Book 1835, Page 37 amended in Book 5177, Page 297, Register's Office for Davidson County, Tennessee.

Said Lot No. 202 fronts 75 feet on the south side of Valeria Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Brendon Edward Brauer and William Curtis Brauer by Deed dated April 7, 2017, recorded April 10, 2017, in Instrument Number 20170410-0034944, in the Official Records of Davidson County, Tennessee.

This is not the marital homestead of William Curtis Brauer.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, Page 37 amended in Book 5177, Page 297, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 1787, Page 427 and Book 1964, Page 500, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-08-1863

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of William Curtis Brauer is signed by his duly appointed Attorney-in-fact Brendon Edward Brauer, pursuant to the Power of Attorney recorded in Instrument # 20190116-0004616, said Register's Office.

This is improved property, known as 63 Valeria Street, Nashville, TN 37210.

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 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. Whenever 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 28th day of December, 2018.

Brendon Edward Brauer

William Curtis Brauer by Brendon Edward Brauer by AIF
William Curtis Brauer by Brendon Edward Brauer, his Attorney-In-Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2018, before me personally appeared Brendon Edward Brauer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 28th day of December, 2018.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

STATE OF Tennessee
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Brendon Edward Bruer, Attorney-in-Fact for William Curtis Brauer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of December, 2018.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Public

My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066