Karen Johnson Davidson County
Batch# 201417 DEEDWARR
03/04/2019 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20190304-0019443

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0272

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of March, 2019

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Dougherty and Holley Dougherty 3802 Nebraska Avenue Nashville, TN 37209	Quicken Loans Inc., ISAOA/ATIMA 1050 Woodward Avenue Detroit, MI 48226	104-01-0-210.00

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,

Grace A. Gomez NKA Grace A. Breaux and Paul A. Breaux, wife and husband

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

Holley Dougherty and Robert Dougherty, wife and husband

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:

Land in Davidson County, Tennessee, being the middle parts of Lots 101, 102 and 103 on the Plan of a part of West Grove Subdivision, of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, described according to a survey thereof made September 09, 1946 by T. R. Sandford, Surveyor as follows:

Beginning at a joint in the North margin of Nebraska Avenue, 50 feet East of the first alley, West of 38th Avenue North; thence Northerly parallel to the Easterly margin of said alley 150 feet to the line between Lots 101 and 100; thence with the line between said Lots Easterly 50 feet to a point which is 60 feet West of the Westerly margin of 38th Avenue North; thence Southerly 155.5 feet, more or less to the North margin of Nebraska Avenue, thence with the margin of the same, Westerly around a slight curve 50 feet, more or less to the beginning.

Being the same property conveyed to Grace A. Gomez and Paul A. Breaux, both unmarried by Warranty Deed from Douglas Townsend and wife, Erika Townsend, of record in Instrument No. 20140303-0017754, Register's Office for Davidson County, Tennessee, dated February 27, 2014 and recorded on March 03, 2014. Grace A. Gomez having since married and is now known as Grace A. Breaux.

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: 3802 Nebraska Avenue, Nashville, TN 37209

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 1st day of March, 2019.

Grace A. Breaux

Grace A. Breaux

Paul A. Breaux

Paul A. Breaux

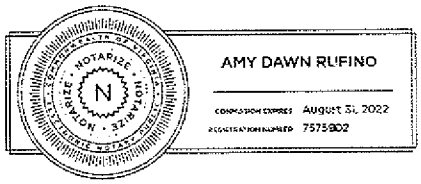
STATE OF VIRGINIA
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul A. Breaux and Grace A. Breaux** 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 Fairfax VIRGINIA this 1st day of March, 2019.

Notary Public
My Commission Expires: 08/31/2022

(Notary Seal)



Notarized online using audio-video communication

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY