Karen Johnson Davidson County
Batch# 204432 DEEDWARR
03/11/2019 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190311-0022017

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 7th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

TONIA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 250
Franklin, TN 37064
File # 364497

B-VRES-19-800

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Bragg and Maria Garza	New Owner	
(NAME)	(NAME)	**072-09-0-280.00**
800 Fairwin Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDAN WALTER, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS BRAGG, A SINGLE MAN AND MARIA GARZA, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the West parts of Lot Nos. 43, 44 and 45 on the Plan of Eskridge Subdivision of part of The W.B. Franklin Property of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots Nos. 43, 44 and 45 front 50 feet on the Southerly side of Fairwin Avenue and run back between lines 175 feet, more or less, on the East line and 175.3 feet on the West line, along the East margin of the right-of-way of the L & N Railroad, to a dead line on which they measure 59.4 feet, more or less.

Being the same property conveyed to Brendan Walter and Kristen Reilly, both unmarried, as tenants in common with rights of survivorship by Warranty deed from Julia E. Rizzo, a single woman of record in Instrument No. 20150909-0091384 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 09, 2015.

Being the same property conveyed to Brendan Walter, unmarried by Quitclaim deed from Brendan Walter and Kristen Reilly, both unmarried of record in Instrument No. 20160516-0048403 Register's Office for Davidson County, Tennessee, dated May 10, 2016 and recorded on May 16, 2016. Brendan Walter, having since married. Said property is not and has never been the primary marital residence for the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **800 Fairwin Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 7th DAY OF MARCH, 2019.

Brendan Walter by Brent Cooper
Attorney in Fact

Brendan Walter by Brent Cooper, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENT COOPER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENDAN WALTER, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENDAN WALTER.

Witness my hand and official seal, this the 7th of March, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

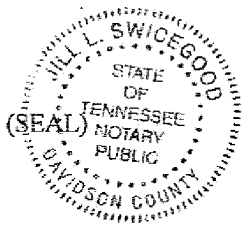
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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