Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SCR-19-29774

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 211372 DEEDWARR
03/29/2019 09:04:48 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20190329-0028343

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MTA ACQUISITIONS LLC 2913 DAVIS ST #A NASHVILLE, TN 37216-3101	new owners	Part of 072130-14300

THIS INDENTURE, made this 26th day of March, 2019 between

Anthony B. Davidson, married

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

MTA Acquisitions, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. A of the Townhomes at 2417 Brasher Avenue, a Horizontal Property Regime with Private Elements, as shown of record in Instrument No. 20190322-0026243, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Anthony B. Davidson by Quitclaim Deed dated 10/27/11 from The Geraldine B. Davidson Revocable Living Trust of record in Instrument No. 20111028-0084197, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2417-A Brasher Ave., Nashville, TN 37206.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

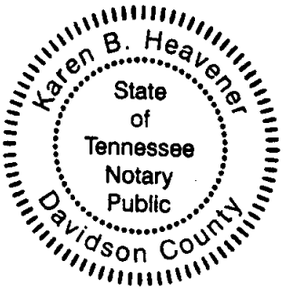
Anthony B. Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anthony B. Davidson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 26th day of March, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $135,000.00.

Affiant

Sworn to and subscribed before me, this 26th day of March, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

