WARRANTY DEED

Karen Johnson Davidson County
Batch# 211454 DEEDWARR
03/29/2019 09:59:33 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190329-0028457

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/6/20

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bruce Gordon and Beth Gordon and Daniel Gordon	Bruce Gordon and Beth Gordon and Daniel Gordon	06114012400
(NAME)	(NAME)	
3826 Burrus Street	3826 Burrus Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190572

For and 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, Emily J. Nath, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bruce Gordon and Beth Gordon, husband and wife and Daniel Gordon, a single man, as tenants in common with right of survivorship**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being part of Lots Nos. 65 and 66 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the east margin of Burrus Avenue 32.25 feet south of the south margin of Clark Street, being 25 feet north or the corner of Lots No. 65 and 66; thence easterly 175.0 feet to a point which is 30 feet north of the line between Lots No. 65 and 66; thence southeasterly 65 feet to a point which is 35 feet north of the line between Lots Nos. 65 and 66; thence westerly parallel to the line between said lots 175 feet to the east margin of Burrus Avenue; thence with the margin of same northeasterly 60 feet to the beginning.

BEING the same property conveyed to Emily J. Nath by Warranty Deed from Emily O. Lattimore, husband and wife, dated March 2, 2018 and filed of record in Instrument No. 20180319-0025351, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3826 Burrus Street, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-3886

Witness my hand this 26th day of March, 2019

Emily J. Nath

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Emily J. Nath, 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, at office, this 26th of March, 2019.

Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires