WARRANTY DEED

Karen Johnson Davidson County
Batch# 221251 DEEDWARR
04/23/2019 03:49:41 PM 2 pgs
Fees: $13.00 Taxes: $416.25
20190423-0037394

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $112,500.00.

Affiant

Subscribed and sworn to before me, this 10 day of April, 2019.

Notary Public

My commission expires: _____
(Affix Seal)

THOMAS O SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-21-2022

THIS INSTRUMENT WAS PREPARED BY
East Main Title, LLC, 117 East Main St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Brakefield 901 Cantrell Avenue Nashville, TN 37215	NEW OWNER	081-03-0-149.00

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, WE, **Cindy Dominicus, married** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Brakefield and Stephanie H. Brakefield, husband and wife,** 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 Westerly 35 feet of the Easterly 85 feet of Lot Nos. 47 and 48 on the Plan of Buena Vista of record in Plat Book 57, Page 26, 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 Lot Nos. 47 and 48 front 35 feet on the Northerly margin of Kellow Street and extend back Northwardly 100 feet to a dead line.

Being the same property conveyed to Cindy Dominicus, married by Warranty deed from Eric Buchanan, unmarried of record in Instrument No. 20180305-0020349 Register's Office for Davidson County, Tennessee, dated March 01, 2018 and recorded on March 05, 2018. (Value of consideration shown in aforementioned deed $130,000.00.) Being also known as 1102 Kellow Street Nashville, Tennessee 37208.

Subject property has never been the primary residence of Grantor or Grantor's Spouse.

This conveyance is subject to the following: 1) Property taxes for the year 2019, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 30 utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2019.

Cindy Dominicus

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cindy Dominicus and , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of April, 2019.

Notary Public
My Commission expires: _____

THOMAS O SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-21-2022