Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 224937 **DEEDWARR**
05/02/2019 01:45:08 PM 2 pgs
Fees: $13.00 Taxes: $4,921.00

20190502-0041063

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Jeffrey Brannick and Toni R. Brannick 3601 Central Avenue Nashville, TN 37205	New Owner	104-05-0-305

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Richard Jacques, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William Jeffrey Brannick and Toni R. Brannick, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

The property described as being in the County of Davidson and State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the easterly fifty feet of Lot No. 124 on the plan of Richland Realty Subdivision, Division B, of record in Book 332, page 92, Register's Office for said County.

SAID part of Lot No. 124 fronts 50 feet on the southerly margin of Central Avenue and extends back between parallel lines 192.5 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Richard Jacques by Warranty Deed dated 09/28/2010 from Fifth Third Mortgage Company of record in Instrument 201010060079942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3601 Central Avenue, Nashville, TN 37205

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. 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.

Anna Jacques hereby joins in this conveyance for the purpose of conveying any and all right, title, and insterest she may have in the subject property by reason of her marital status or otherwise.

Witness my/our hand(s) this the 30th day of April, 2019.

Richard Jacques

Anna Jacques

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard Jacques and Anna Jacques with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County