Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0041W-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2019

Notary Public
My Commission Expires:

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Karen Johnson Davidson County
Batch# 226504 **DEEDWARR**
05/06/2019 02:50:03 PM 2 pgs
Fees: $13.00 Taxes: $3,034.00

20190506-0042309

Address of New Owner	Send Tax Bills To:	
Brenda O'Rourke 520 South 11th Street Nashville, TN 37206	new owners	Map/parcel: 094-01-0-002.00

WARRANTY DEED

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, I/WE

Bruce D. Gill, Married and James D. Turner, Married

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin O'Rourke and Brenda O'Rourke, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 14 in Mayline Weakley's Plan of Confederate Hill Subdivision of Lot No. 26, Hobson's Addition to Edgefield, as of record in Book 332, Page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the westerly side of 11th, formerly Smith Street, and runs back between parallel lines 200 feet, more or less, to an alley.

BEING the same property conveyed to Bruce D. Gill and James D. Turner by Warranty Deed from Gerald Basham and Jeanette Basham, husband and wife, dated 12/16/16 and recorded 12/19/16 in Instrument No. 20161219-0133021, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantors at anytime, Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-P-19-520

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 520 South 11th Street Nashville, TN, 37206

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of April, 2019

Bruce D. Gill

James D. Turner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Bruce D. Gill and James D. Turner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2019

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY