THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00.

Affian:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 226514 DEEDWARR
05/06/2019 02:55:00 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190506-0042326

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lukens, III & Janet K. Wear	new owners	MAP 082-08-0-
918 W. Eastland Avenue		PARCEL 129.00
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Brittany Amber Howard, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Lukens, III, a single man and Janet K. Wear, a married woman**

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 Lot No. 11, on the Plan of J. R. Love's Subdivision of the Messengale Tract, as of record in Book 547, Page 4, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 11 fronts 50 feet on the Southerly side of West Eastland Avenue, formerly Cleveland Street, and runs back 211 feet on the Easterly line and 212 feet on the Westerly line to an alley, measuring 50 feet thereon.

Included in the above described property, but expressly excluded therefrom is the following described property having been conveyed to The Nashville Housing Authority, by deed of record in Book 3673, Page 255, said Register's Office, as follows:

Land in the City of Nashville, County of Davidson, State of Tennessee, being a portion of Lot No. 11, on the Plan of J. R. Love's Subdivision of the Messengale Tract, as of record in Book 547, Page 4, Register's Office for said County, and further described as follows:

Beginning at a point on a Northerly margin of a 15-foot alley, said point being the Southwest corner of the above mentioned property; thence on a line in a Northerly direction a distance of 45.0 feet to a point; thence with a line in an Easterly direction a distance of 50.0 feet to a point, said point being in the Easterly margin of the above mention property; thence in a Southerly direction with the Easterly margin of said property a distance of 45.0 feet, more or less to a point in the Northerly margin of said 15-foot alley; thence in a Westerly direction with the Northerly margin of said alley a distance of 50.0 feet, more or less to the point of beginning, and containing 2,250 square feet, more or less.

Being the same property conveyed to Brittany Amber Howard, a single person by Warranty deed from Matthew Urmy, unmarried of record in Instrument No. 20141014-0094792 Register's Office for Davidson County, Tennessee, dated October 08, 2014 and recorded on October 14, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **918 W. Eastland Avenue; Nashville, TN 37206.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-C-19918

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.

Witness my hand this the 2nd day of May, 2019.

Brittany Amber Howard by Jennifer Conger Attorney In Fact

Brittany Amber Howard by Jennifer Conger, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Conger** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Brittany Amber Howard**, as her Attorney in Fact, as the free act and deed of the within named **Brittany Amber Howard**.

Witness my hand and official seal this the 25th day of April, 2019.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN