Prepared by:
Record and
Chapman &
1620 Westg
Brentwood,

Return to:
Rosenthal Title, Inc.
ate Circle, Suite 150
TN 37027

Karen Johnson Davidson County
Batch# 234182 DEEDWARR
05/23/2019 01:08:20 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20190523-0049049

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$525,000.00**

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2019.

Notary Public

My commission expires: 1/05/2021

(AFFIX SEAL)

ALEXIS M. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHRIS J. GONZALEZ AND GAIL M. GONZALEZ, HUSBAND AND WIFE	**NEW OWNER**	**118-13-0-019.00**
1004 Graybar Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ELIZABETH ANNE O'SULLIVAN**, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CHRIS J. GONZALEZ AND GAIL M. GONZALEZ, 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:

Land in Davidson County, Tennessee, being Lot No. 13, as shown on the map entitled Section One-Oriental Golf Club Subdivision, of record in Plat Book 1424, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID RUSSELL TURNBULL, IV AND ELIZABETH ANNE O'SULLIVAN, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from TODD M. SIEFERT AND WIFE, SHERIDAN SIEFERT, of record as Instrument No. 20050805-0092634, dated August 1, 2005, said Register's Office. DAVID RUSSELL TURNBULL, IV conveyed his interest in said property to ELIZABETH ANNE O'SULLIVAN, by Quitclaim Deed of record as Instrument No. 20080602-0055934, dated May 21, 2008, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1004 Graybar Lane, Nashville, TN 37204.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 17th day of May, 2019.

ELIZABETH ANNE O'SULLIVAN

State of Tennessee)

County of Davidson)

On this 17th day of May, 2019, before me personally appeared, **ELIZABETH ANNE O'SULLIVAN**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8-20-19

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY