THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 234410 DEEDWARR
05/24/2019 10:45:07 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20190524-0049378

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Donald Joseph Brassell, Jr. and Tammy Lee Brassell 1017 Virginia Avenue Nashville, TN 37216	Same as Owners	061 11 0 133.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Virginia Brassell**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Donald Joseph Brassell, Jr. and wife, Tammy Lee Brassell**, hereinafter called the Grantees, their successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the easterly half of Lot No. 38 and the westerly 25 feet of Lot No. 39 on the Map of George Burrus Subdivision of Lot No. 81 on the Map of Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.

SAID parts of Lots No. 38 and 39 front together 75 feet on the northerly side of Virginia Avenue and run back between parallel lines, 235 feet to a dead line on which it measures 75 feet.

Being the same property conveyed to Donald J. Brassell and wife, Virginia Brassell, by Warranty Deed from James Dennis Hyde and wife, Brenda B. Hyde, filed on 10/11/1978, at Book 5349, page 112, Davidson County Register of Deeds. Donald J. Brassell is deceased, leaving Virginia Brassell as surviving tenant by the entirety.

This is improved property known as 1017 Virginia Avenue, Nashville, TN 37216.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 21 **day of** May, **2019**:

Virginia Brassell

Virginia Brassell

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia Brassell,** the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this 21 day of May, 2019:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Robertson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 100,000.00 :

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21 DAY OF May, 2019:

Notary Public

My Commission Expires: _____

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021