Karen Johnson Davidson County
Batch# 239684 DEEDWARR
06/06/2019 10:41:47 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20190606-0054200

April G. Nichols State of Tennessee Notary Public Williamson County

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2019.

Notary Public

My commission expires: 6-30-2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brandon Michael Irby	New Owner	**081-15-0-219.00**
1716 Underwood Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elfrid Lopez, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brandon Michael Irby, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the Easterly part of the Westerly One-Half of Lot No. 410 in McGavock and Wetmore Addition to Nashville called the Town of McGavock, a plan of which is of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Beginning at a point in the North Right-of-Way of Underwood Street, being North 65 degrees 55 minutes East - 222 feet from the East Right-of-Way of Dr. DB. Todd Boulevard. Said point being the common corner with Marie E. and Ronald M. Stewart (Deed Book 5348, Page 222) and being Southwest corner of the herein described property.

Thence with the East line of Stewart, North 43 degrees 30 minutes 00 seconds West - 129.93 feet to a point in the South Right-of-Way of Cockrill Street;

Thence, with the Right-of-Way of Cockrell Street North 47 degrees 17 minutes 38 seconds East- 31.72 feet to a point at the Northwest corner of Carolyn Carlton (Instrument #20101022-0084909);

Thence, with the West line of Carlton and John D. and Susie Mae Walden (Deed Book 5241, Page 773), South 43 degrees 30 minutes 00 seconds East - 140.05 feet to a point in the North Right-of-Way of Underwood Street;

Thence, with the North Right-of-Way of Underwood Street, South 64 degrees 55 minutes 28 seconds West 33.43 feet to the Point of Beginning and containing 4,281 square feet or 0.098 acres more or less.

BEING the same property conveyed to Elfrid Lopez, unmarried by Warranty deed from Jennifer Sciullo and Jared Sciullo, wife and husband of record in Instrument No. 20180104-0001526 Register's Office for Davidson County, Tennessee.

This is improved property known as **1716 Underwood Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of May, 2019.

ELFRID LOPEZ

Elfrid Lopez

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, Elfrid Lopez, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of May, 2019.

Notary Public
My Commission Expires: 1-3-23

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SolomonParks File No. 19-000153-524