Karen Johnson Davidson County
Batch# 248451 DEEDWARR
06/25/2019 03:08:19 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190625-0061543

Warranty Deed

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$339,000.00~~ $330,000.00 Affiant Subscribed and sworn to before me, this the 20th day of June, 2019. Notary Public My commission expires: 11/8/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brooke Timmins Gabriel Rice	new owners	086-14-0B-077.00
2700 Fleet Drive		
Nashville, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COLE J. GORMAN AND ASHLEY M. GORMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROOKE TIMMINS AND GABRIEL RICE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A. C. MARRIED

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat, Fleetwood Subdivision, Phase Two of record in Plat Book 6900, Page (s) 738 and 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nabil Aly Murad and Toni Murad, husband and wife by Warranty deed from June G. Pinney, married and husband, Corey Michael Pinney of record in Instrument No. 20060706-0080750 Register's Office for Davidson County, Tennessee, dated June 14, 2006 and recorded on July 06, 2006 and Instrument of Correction for Warranty Deed recorded on July 05, 2007, of record in Instrument No. 20070705-0079741.

Being the same property conveyed to Nabil Aly Murad and Toni Murad, husband and wife as tenants by the entirety by Quitclaim deed from Nabil Aly Murad, who erroneously acquired title as Nabel Aly Murad and Toni Murad, husband and wife of record in Instrument No. 20110831-0067365 Register's Office for Davidson County, Tennessee, dated August 19, 2011 and recorded on August 31, 2011.

Being the same property conveyed to Cole J. Gorman and Ashley M. Gorman, husband and wife by Warranty deed from Nabil Aly Murad and Toni Murad, husband and wife of record in Instrument No. 20180508-0044181 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 08, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6P-19-2700

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2700 Fleet Drive, Nashville, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of June, 2019.

Cole Gorman

Ashley Gorman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cole Gorman and Ashley Gorman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of June, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021