WARRANTY DEED

Karen Johnson Davidson County
Batch# 258836 DEEDWARR
07/19/2019 09:13:04 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190719-0070757

J-RM-19-1014-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson (6M)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-07-19
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Joshua A. Tuschl and Ashley R. Perkins	**Cardinal Financial Company**	
(NAME)	(NAME)	
1014 Douglas Avenue	3701 Arco Corporate Dr. Ste 200	**072-13-0-333.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIT ADAM NAYLOR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA A. TUSCHL AND WIFE, ASHLEY R. PERKINS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Easterly half of Lot No. 24 on the Plan of Sharpe and Horn's Fourth Addition to Nashville of record in Plat Book 161, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Easterly half of Lot No. 24 fronts 50 feet on the Southerly side of West Douglas Avenue, Formerly Hinton Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Brit Adam Naylor, unmarried by Warranty deed from Michael Saltsman, unmarried, as joint tenants with right of survivorship of record in Instrument No. 20131231-0131202 Register's Office for Davidson County, Tennessee, dated December 30, 2013 and recorded on December 31, 2013.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1014 Douglas Avenue, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18 DAY OF JULY, 2019.

Brit Adam Naylor by John Gleaves, 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIT ADAM NAYLOR, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIT ADAM NAYLOR.

Witness my hand and official seal, this the 18th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212