WARRANTY DEED

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES 6/13/22
(AFFIX SEAL)

PREPARED BY: BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Commonwealth of Pennsylvania - Notary Seal
Ryann Wallace, Notary Public
Montgomery County
My commission expires June 13, 2022
Commission number 1334577
Member, Pennsylvania Association of Notaries

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Gutgsell and Benjamin Brown		
(NAME)	(NAME)	104-9 53
3715 Central Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEANNETTE F. WELLS AND DEAN T. FOX,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW GUTGSELL AND BENJAMIN BROWN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Richland Realty Company's Second Subdivision, Division B, of record in plat Book 332, page 92, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Fox, unmarried, by deed from Natalie A. Winningham, of record in Book 8720, page 328, Register's Office for Davidson County, Tennessee. Robert Fox died intestate December 12, 2018. His estate was filed for probate on April 18, 2019 under Docket No. 19P-459 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Jeannette F. Wells and Dean T. Fox are the heirs at law of Robert Fox.

This has never been the marital residence of either of the Grantors herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3715 Central Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 275049 DEEDWARR
08/22/2019 09:43:07 AM 2 pgs
Fees: $13.00 Taxes: $2,771.67

20190822-0084406

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20 day of August, 2019

JEANNETTE F. WELLS

Dean T Fox by Jwells
Attorney in Fact

DEAN T. FOX

STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeannette F. Wells* ~~and~~ Dean T. Fox, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

*individually and as Attorney-in-Fact for

Witness my hand and official seal this 20 day of August, 2019.

Commission expires: 6/13/22

Ryann Wallace
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Ryann Wallace, Notary Public
Montgomery County
My commission expires June 13, 2022
Commission number 1334677
Member, Pennsylvania Association of Notaries