Karen Johnson Davidson County
Batch# 277610 DEEDWARR
08/29/2019 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20190829-0087250

# WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-08-2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $519,000.00.

*Affiant*

Subscribed and sworn to me on 08/27/19.

Carmen Coats
NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Christopher Bradstreet<br>618 Shelby Ave.<br>Nashville, TN 37206 | PINNACLE BANK<br>150 3rd Ave S, Ste 1000<br>NASHVILLE, TN 37201 | 93-4-45 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William R. Allen and Stephanie H. Allen, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Christopher S. Bradstreet and Molly Bradstreet, husband and wife, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 154, WILLIAMS ADDITION EDGEFIELD, NOW EAST NASHVILLE, as shown on plat of record in Plat Book 21, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to William R. Allen and Stephanie H. Allen from Matthew S. Wertz by Warranty Deed of record as Instrument No. 20130924-0100267, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 618 Shelby Avenue, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on 08/27/19.

William R. Allen

Stephanie H. Allen

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 08/27/19, before me personally appeared William R. Allen and Stephanie H. Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/27/19

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022