THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	STATE OF TENNESSEE COUNTY OFDAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **560,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2019. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Brewer & Nichele Heller	New Owner	MAP 105-10-0
825 Acklen Avenue	Karen Johnson Davidson County Batch# 280257 **DEEDWARR** 09/03/2019 03:42:51 PM 2 pgs Fees: $13.00 Taxes: $2,072.00 20190903-0088772	PARCEL -138.00
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	((	(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, I, **Jack McMurtry, a single man**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Brewer, a single person and Nichele Heller, a single person,** as joint tenants with right of survivorship

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 the Westerly 30.0 feet front and 18.0 feet rear of Lot No. 106 and the Easterly 37.0 feet front and 29.0 feet rear of Lot 109 on the Map of Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee described together as follows:

Beginning on the Southerly margin of Acklen, formerly Kirkman Avenue, at a point 30.0 feet East of the comer of Lots No. 108 and 109, being the Northwest corner of the first tract conveyed to Mrs. Mamie E. Garard, et al, by Deed from Maggie W. Caldwell, of record in Book 535, page 426, Register's Office for said County; thence with the westerly line of said Garard property, Southwardly 250.0 feet, more or less, to the Northerly margin of an alley; thence with said alley, Westwardly 47.0 feet, more or less, to a point 29.0 feet West of the corner of Lots No. 106 and 109; thence Northwardly 250.0 feet more or less to the Southerly margin of Acklen Avenue; thence with said Avenue 67.0 feet, more or less to the beginning.

Being the same property conveyed to Jack McMurtry by Warranty deed from Amy W. Smith, married of record in Book 11220, page 911, Register's Office for Davidson County, Tennessee, dated November 23, 1998 and recorded on November 25, 1998.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 57,page 109; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **825 Acklen Avenue, Nashville, TN 37203.**

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 the 28th day of August, 2019.

Jack McMurtry by James A. Waechter, 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, the within named **James A. Waechter** 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 on behalf of **Jack McMurtry**, as his Attorney in Fact, as the free act and deed of the within named **Jack McMurtry**.

Witness my hand and official seal this the 28th day of August, 2019.

My Commission expires March 3, 2020

Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE