WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9

W-VRES-19-1709

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)
Elizabeth Brandau and Alexander Brandau, IV	New owners	
(NAME)	(NAME)	083-14-0-005.00
1709 Holly Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **THEODORA D. GAMMANS, TRUSTEE OF THE NELSON J. AND THEODORA D. GAMMANS TRUST DATED JANUARY 6, 2000**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH BRANDAU AND ALEXANDER BRANDAU, IV**, 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 Lot No. 6, on the plan of Richardson Place Subdivision, as of record in Book 547, Page 135, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nelson J. & Theodora Gammons Trust by Quitclaim Deed from Theodora Gammons, dated October 29, 2016 and recorded October 31, 2016 in Instrument No. 20161031-0114834, aforesaid Register's Office.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 135, 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: 1709 Holly Street, 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.

Karen Johnson Davidson County
Batch# 287455 **DEEDWARR**
09/18/2019 10:35:23 AM 2 pgs
Fees: $13.00 Taxes: $1,525.32

20190918-0094653

Witness my/our hand(s) this the 11th DAY OF SEPTEMBER, 2019.

The Nelson J. and Theodora D. Gammans Trust dated January 6, 2000

BY: Theodora D. Gammans
Theodora D. Gammans
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF MAINE
COUNTY OF WALDO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODORA D. GAMMANS, TRUSTEE of THE NELSON J. AND THEODORA D. GAMMANS TRUST DATED JANUARY 6, 2000, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PATRICIA L. KEYES
Notary Public, Maine
My Commission Expires April 19, 2021

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