Karen Johnson Davidson County
Batch# 294523 DEEDWARR
10/02/2019 09:08:15 AM 2 pgs
Fees: $13.00 Taxes: $6,604.50
20191002-0100388

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,785,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2019. Notary Public COMMISSION EXPIRES: _____ (Affix Seal)	(BLANK FOR REGISTER'S OFFICE ENDORSEMENT) J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryan Bennett & Emily Titlow		145 04 0 007.00
(NAME) 4911 Sewanee Road	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, **Carl E. Brasser and wife, Kathryn W. Brasser,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Bennett and Emily Titlow, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the same property conveyed to Carl E. Brasser and wife, Kathryn W. Brasser by Deed dated August 29, 2014 from Mary Eleanor McKenzie, married, recorded September 29, 2014, in Instrument Number 201408290079237, in the Official Records of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 8 of Block "B" on the Revised Plan of Lealand Manor, not of record, described according to a survey made by Lewis D. Justice, Surveyor, October 10, 1945, as follows:

Beginning on the westerly margin of Sewanee Road at the northeast corner of the property conveyed to W. B. Overton and wife, by deed from Laura Lee Robertson, of record in Book 1334, page 316, Register's Office for said County, being the corner of Lots Nos. 8 and 9; thence with the line between said two lots, westwardly 616 feet to the easterly line of Lot No. 11; thence with the easterly line of Lots Nos. 11 and 5, northwardly 203.3 feet to the corner of Lots Nos. 6 and 8; thence with the southerly line of Lots Nos. 6 and 7, eastwardly 616.1 feet to the westerly margin of Sewanee Road; thence with the same, southwardly 250 feet to the beginning.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4911 Sewanee Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37220 (Postal Zip)

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. successors 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, 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 this 27th day of September, 2019.

Carl E. Brasser

Carl E. Brasser

Kathryn W. Brasser

Kathryn W. Brasser

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Carl E. Brasser and Kathryn W. Brasser, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2019.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Commission Expires: _____