This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is ~~$395,000.00~~ $390,000.00

Affiant

Subscribed and sworn before me this the 8 day of November, 2019.

Notary Public
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:
Gueary Andrew Brigham, Jr.
215 Capitol View Dr.
Nashville, TN 37207

Send Tax Bill to:
New Owner

Tax Information:
060-12-02 098.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NASHVILLE ESTATE DEVELOPMENT, INC. A TENNESSEE CORPORTATION, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GUEARY ANDREW BRIGHAM, JR. AND TESS BARNES BRIGHAM, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Easterly 50 feet of Lot No. 96 on the Plan of Capitol View Subdivision of record in Plat Book 974, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Easterly 50 feet of said Lot No. 96 fronts 50 feet on the North Side of Capital View Avenue and extends back in a Northerly Direction 293.2 feet on the Easterly line and 295.2 feet, more or less on the Westerly line, to a Dead line, and measuring 50 feet on said Dead line.

Being the same property conveyed to Nashville Estate Development by deed from Charles Eugene Stamps, married, dated 12/08/2017, of record in Instrument No. 20171218-0128483, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 215 Capitol View Dr., Nashville, TN 37207.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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# 313941 DEEDWARR
11/12/2019 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20191112-0115999

Witness my hand this the 8 day of November, 2019.

Nashville Estate Development, Inc.

BY:_____
Exsau Cortez, President

BY:_____
Exsau Cortez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Exsau Cortez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the PRESIDENT of the within named bargainor, Nashville Estate Development, Inc., and that HE, as such PRESIDENT executed the foregoing instrument for the purposes therein contained by signing the name of the Nashville Estate Development, Inc. by the said Exsau Cortez as such PRESIDENT.

Witness my hand and official seal this 8 day of November, 2019.

My commission expires: 9/18/22

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Exsau Cortes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of November, 2019.

My commission expires: 9/18/22

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

