This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 4-19-5527

Karen Johnson Davidson County
Batch# 318644 DEEDWARR
11/22/2019 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,973.95
20191122-0121096

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $533,500.00

Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 22nd day of November, 2019

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Hurd and Allyson Hurd 130 43rd Ave N. Nashville, TN 37209	New Owner	103 08 0 128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Andrew Stokes, aka Andrew K. Stokes, aka Andrew Kelley Stokes, a married man**** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Frank Griffin Hurd and Allyson Moore Hurd, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 15 on the Map of C. H. TRITSCHLER'S SUBDIVISION OF LOTS NOS. 347-348 AND A PART OF LOT NO 349 ON PLAN OF WEST LAWN SUBDIVISION, as of record in Plat Book 843, Page 51, Register's office for said County.

Said Lot No. 15 fronts 50 feet on the Easterly side of 43rd Avenue North and runs back between parallel lines 195 feet, more or less, to a line in the rear which measures 50 feet thereon.

Together with an easement for driveway purposes over a portion of Grantee's remaining property, said portion being described as follows:

Land in Davidson County, Tennessee, being a part of Lot 16 on the Map of C. H. TRITSCHLER'S SUBDIVISION OF LOTS NOS. 347-348 AND A PART OF LOT NO 349 ON PLAN OF WEST LAWN SUBDIVISION of record in Plat Book 843, Page 51, Register's Office for Davidson County, said portion being described as commencing at a point (the "POINT OF BEGINNING") in the Eastern margin of 43rd Avenue North located 4 feet Southerly along the Eastern margin of 43rd Avenue North from the Southwestern corner of Lot 15, said subdivision; thence, Northerly with the Eastern margin of 43rd Avenue North a distance of 4 feet to the Southwestern corner of Lot 15; thence, Easterly with the common boundary of the said Lots 15 and 16, a distance of 125 feet to a point; thence Southerly along a line parallel to the Eastern margin of 43rd Avenue North a distance of 12 feet to a point; thence Westerly along a straight line to the POINT OF BEGINNING.

**Carrie Stokes, aka Carrie L. Stokes, joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

Being the same property conveyed to Andrew K. Stokes, by Warranty Deed from Richard Ice Building Group, Inc., a Tennessee corporation, of record in Book 10554, Page 859, in the Register's Office of Davidson County, Tennessee, dated July 31, 1997, and recorded on August 04, 1997.

This is improved property located at: **130 43rd Avenue North, Nashville, TN 37209**.

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2019.

GRANTOR:

Andrew Stokes

Carrie Stokes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew Stokes and Carrie Stokes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of November, 2019.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM