WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 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 $ 336,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2020.

Notary Public

COMMISSION EXPIRES: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 403847 **DEEDWARR**
05/20/2020 01:30:57 PM 2 pgs
Fees: $13.00 Taxes: $1,243.20

20200520-0052490

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark B. Monjeau Lisa M. Monjeau	New Owner	083-02-0-158
(NAME)	(NAME)	
309 Chapel Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I, **Trisha L. Brantley, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa M. Monjeau and Mark B. Monjeau, wife and husband,,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block "B", on the Map of Weakley Place, of record in Book 161, page 131, Register's Office for Davidson County, Tennessee, being parts of Lots Number 2 and 3 on the Plan of the unrecorded subdivision of said Lot No. 12, described according to a survey made by Blancard & Parrish, Surveyors, June 2, 1937, as follows:

Beginning on the westerly margin of Chapel Avenue at a point 72 feet south of the southerly margin of Sharpe, formerly Weakley Avenue; thence south 67 degrees 10' west 96 feet to a tree; thence south 22 degrees 30' east 1 foot 6 inches to a stake; thence south 71 degrees west 95 feet, more or less, to a stake, said stake being 144 1/2 feet south of the southerly margin of Sharpe Avenue; thence south 27 degrees 30' east 13 feet 4 inches to a stake: thence north 80 degrees 30' east 128 feet 10 inches, more or less, to a stake; thence south 18 degrees 20'east 7 feet to a stake; thence north 68 degrees 40' east 64 feet 9 inches to a stake in the westerly margin of Chapel Avenue; thence with said avenue North 22 degree 50' west 47 feet 2 inches to the beginning,

Being the same property conveyed to Trisha L. Brantley, an unmarried woman by Deed dated October 6, 1997 from Robert Bolster and wife, Alice Bolster, recorded October 10, 1997, in the Official Records of Davidson County, Tennessee.

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 309 Chapel Avenue (House Number) (Street) Nashville TN (P.O. Address) (City or Town)(State) 37206 (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 15th day of May, 2020.

Trisha L. Brantley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Trisha L. Brantley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 15th day of May 2020.

Notary

Commission Expires: _____

