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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me this the 22nd day of May, 2020.

Notary Public
My commission expires:

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 406858 **DEEDWARR**
05/28/2020 08:42:56 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20200528-0054749

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew Martin 807 North 16th Street Nashville, TN 37206	new owner	083-06-0 045.00

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, ERIN BORDWELL, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW CHANNING MARTIN, A SINGLE MAN, 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 Lot 3, on the Map Showing Subdivision of Lots No. 8, 9, 10 and Part of Lot 7 in Block A, Lots 13-14 in Block B and All of Block C in Subdivision of Weakley Place, as shown on plat of record in Plat Book 547, Page 12, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erin Bordwell, an unmarried woman, by deed from Taylor Wirth and David J. Goldman, wife and husband, dated 02/27/2019, of record in Instrument No. 20190228-0018265, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 807 North 16th Street, Nashville, TN 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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVES-20-807

Witness my hand this the 21 day of May, 2020.

Erin Bordwell by Ashley Elizabeth Harman as Attorney in fact
Erin Bordwell
BY: Ashley Elizabeth Harman as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of May, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Ashley Elizabeth Harman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Erin Bordwell by Specific POWER OF ATTORNEY dated May 19 2020, and who acknowledged that he executed the same as the free act and deed of Erin Bordwell.

Witness my hand and official seal this 21 day of May, 2020.

My commission expires: 10-11-22

Michelle Martin
Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY