Name and Address of New Owner:
Joseph Andrew Bolton
1018 N 6th St
Nashville, TN 37207

Send Tax Bills To:
F&M Bank
10 Cadillac Drive
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 419712 DEEDWARR
06/19/2020 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20200619-0064961

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 082-04-0-114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sean G. Austin and Rachael L. Austin, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Andrew Bolton, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Southerly 19-1/3 feet of Lot No. 129 and the Northerly 15-1/3 feet of Lot No. 130 in Sharpe & Crutcher's Addition to Edgefleid, now East Nashville, as of record in Plat Book 57, Page 82, Registers Office for Davidson County, Tennessee.

Said parts of said lots front together 32-2/3 feet on the Westerly side of Sixth Street and run between parallel lines 165 feet to an alley.

Being the same property conveyed to Sean G. Austin, unmarried and Rachael L. Gawry, unmarried, by Warranty deed from Ernest McClain and Michael Grant, of record in Instrument No. 20140117-0004789, Register's Office for Davidson County, Tennessee, dated January 08, 2014 and recorded on January 17, 2014. (Value of consideration shown in aforementioned deed $222,000.00.)

Being the same property conveyed to Sean G. Austin and Rachael L. Austin, husband and wife, as tenants by the entirety, by Quitclaim deed from Sean G. Austin and wife, Rachael L. Austin f/k/a Rachael L. Gawry, of record in Instrument No. 20151112-0115089, Register's Office for Davidson County, Tennessee, dated October 28, 2015 and recorded on November 12, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being improved property also known as 1018 North 6th Street, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of June, 2020.

DONALD W CROYLE JR
Notary Public, State of Arizona
Maricopa County
My Commission Expires
September 01, 2021

_____ (SEAL)
Sean G. Austin

_____ (SEAL)
Rachael L. Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sean G. Austin and Rachael L. Austin, 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 this 12th day of June, 2020.

_____
Notary Public
My commission expires: SEPT 1 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $406,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
12th day of June, 2020.

_____
Notary Public
My commission expires: ~~SEPT 1 2021~~
3/8/21

DONALD W CROYLE JR
Notary Public, State of Arizona
Maricopa County
My Commission Expires
September 01, 2021

File No. 2020-775

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON