Karen Johnson Davidson County
Batch# 444794 DEEDWARR
07/28/2020 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200728-0082646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$340,000.00** (Three Hundred Forty Thousand).

AFFIANT

Subscribed to and sworn before me this 17th day of July, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-16-22

(NOTARY SEAL)

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Paul Fly & Ashley Fly 4515 Graycroft Avenue Nashville, TN 37216	NEW OWNER	05114004700

WARRANTY DEED

FOR AND IN 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/WE, **LINDA D. BRUSSEAU, A MARRIED WOMAN**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PAUL FLY AND WIFE, ASHLEY FLY** HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 237 on the Plan of Section VII, Gra-Mar Acres, of record in Book 2331, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 237 fronts 88 feet on the west side of Graycroft Avenue and runs back 185 feet on the south line and 198.7 feet of the north line, which is a broken line, to a dead line in the rear in which it measures 80 feet.

Being the same property conveyed to Linda D. Brusseau, married, be deed from Morris Rodney Adair and wife, Rosa Tisdale Adair of record in Instrument No. 200005010043158 dated April 27, 2000 and recorded May 1, 2000, Register's Office for Davidson County, Tennessee.

John R. Brusseau, spouse of Linda D. Brusseau, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

Being also known as 4515 Graycroft Avenue, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4515 GRAYCROFT AVENUE** **NASHVILLE, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2020065662

WITNESS, this 17th day of July, 2020

Linda D. Brusseau **John R. Brusseau**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of July, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Linda D. Brusseau John R. Brusseau** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 17th day of July, 2020.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires:

LTSR Number:

GTE File: 2020065662

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022