Karen Johnson Davidson County
Batch# 448428 DEEDWARR
08/03/2020 10:20:38 AM 2 pgs
Fees: $13.00 Taxes: $2,371.70

20200803-0085086

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 641,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of [illegible] 2020

Notary Public

MY COMMISSION EXPIRES: 1-29-21

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Brooke Sanders and Brian Gale Gourley	Pinnacle Bank	10415001300
(NAME) 2513 Natchez Trace	(NAME) 150 3rd Ave S. #1000	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37201	
(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, WE,

SOUTHERN EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIFFANY BROOKE SANDERS AND BRIAN GALE GOURLEY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, 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 northerly 50 feet of Lots Nos. 68 and 69 on the Plan of Bransford Realty Co's Subdivision of Westmorland Place of record in Plat Book 421, Page 16, in the Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Said property fronts 50 feet on the westerly margin on Natchez Trace, formerly 28th Avenue South, and fronts 140 feet on the Southerly margin of a 15 foot alley, and extends back 50 feet on the westerly line and 140 feet on the southerly line to a point of intersection.

Being the same property conveyed to Southern Equity, LLC., a Tennessee Limited Liability Company by Deed dated August 15, 2019 from Larry Hayes, Jr., Trustee of the Larry G. Hayes 2012 Irrevocable Trust, recorded September 3, 2019, in Instrument Number 20190903-0088285, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2513 Natchez Trace, Nashville, TN 37212

LT&E File #16914

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. 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 my/our hand(s) this 31st day of July, 2020

Southern Equity, LLC, a Tennessee Limited Liability Company

By: _____
J. Trent Lehman, Authorized Agent

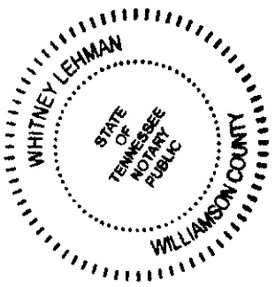
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county mentioned, personally appeared J. Trent Lehman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Southern Equity, LLC, the within named bargainor, a Limited Liability Company, and that such J. Trent Lehman as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal this 31st day of July, 2020.

_____
Notary Signature

My commission expires: 1/28/2024



LT&E File #16914