WARRANTY DEED

Karen Johnson Davidson County
Batch# 519549 **DEEDWARR**
11/20/2020 01:32:09 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20201120-0136911

Y-SB-RF-20-735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler G. Nilson	**CapStar Bank**	
(NAME)	(NAME)	**082-07-0-190.00**
735 Joseph Ave	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRICIA GADSBY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER G. NILSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 18, on the Plan of Townwood Homes, Section 1, as of record in Book 3106, Page 147, Register's Office for said County, Beginning at a point in the Easterly margin of Joseph Street, at the common corner of Lots Nos. 18 and 19; thence with the line between said Lots, South 83 degrees 47 minutes East 136 feet to the Westerly margin of an alley; thence with said alley, Northerly 10.4 feet to the beginning of a curve, having a radius of 25 feet thence around said curve, Northwesterly 31.15 feet to a point in the Southerly margin of Hancock Street; thence with the margin of the same, North 83 degrees 02 minutes West 91 feet to the beginning of a curve having a radius of 25.0 feet thence around said curve, Southwesterly 39.60 feet to the Easterly margin of Joseph Street; thence with the margin of the same, Southerly 6.7 feet to the point of beginning.

Being the same property conveyed to Tricia Gadsby, unmarried by Warranty deed from Brad Goldstein and Catherine Goldstein, husband and wife, and Derek Dacka, unmarried of record in Instrument No. 20160623-0063970 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 23, 2016.

Subject property was never said Grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 147, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3368, Page 23, as amended in Book 3611, Page 545, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **735 Joseph Ave, Nashville, Tennessee 37207**.

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. 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 the 18th DAY OF NOVEMBER, 2020.

Tricia Gadsby by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TRICIA GADSBY, and who acknowledged he/she/they executed the same as the free act and deed of the said TRICIA GADSBY.

Witness my hand and official seal, this the 18th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212