Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9412-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Karen Johnson Davidson County
Batch# 537100 **DEEDWARR**
12/17/2020 12:01:00 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20201217-0149458

Grantor

Subscribed and sworn to before me, this the 2nd day of December, 2020.

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey Griffin 1232 Bessie Avenue Nashville, TN 37207	**New Owner**	071-10-0-137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew Vrba and Rebekah Garton, husband and wife** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Griffin, an unmarried man**, hereinafter called the Grantee(s), his/her/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. 37 on the Plan of J.B. Haynies Cumberland Heights, of record in Plat Book 57, page 170, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50 feet on the West side of Bessie Avenue and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Matthew Vrba by Warranty Deed from Rosie Lee Brooks, unmarried, dated May 15, 2019, recorded May 21, 2019, of record in Instrument No. 20190521-0048006, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Alfred Brooks, Jr. and wife, Rosie Lee Brooks by Warranty Deed from Barbara Austin Taylor and Ella Austin Davidson, dated April 25, 2005, recorded May 10, 2005, of record in Instrument No. 20050510-0052502, said Register's Office. The said Alfred Brooks, Jr. having since died on January 14, 2008, property vesting in Rosie Lee Brooks by operation of law as sole surviving tenant in the entirety.

Rebekah Garton joins in the execution of this instrument to convey any and all martial rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **1232 Bessie Avenue, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2021 taxes, not yet due and payable and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2020.

GRANTOR:

Matthew Vrba

Rebekah Garton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Vrba and Rebekah Garton, the within named bargainor(s), 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 at office this 2nd day of December, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22