Karen Johnson Davidson County
Batch# 556748 DEEDWARR
01/20/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210120-0008305

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this 8th day of January, 2021.

Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-851

Address of New Owner:	Send Tax Bills to:	Tax Information:
Trevor Joseph Garrett	New Owner	
807 Bradford Avenue		105-14-0-207.00
Nashville, TN, 37204		

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, we

Kyle H. Felts, Trustee of The 807 Bradford Irrevocable Trust dated May 9, 2017,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Trevor Joseph Garrett, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Nashville Trust Company's Resubdivision of Block F, Lots 6 to 15 Inclusive of C.D. Elliott's Plan of record in Plat Book 843, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Felts and Larry C. Felts, as tenants in common by Warranty Deed from Gary Lowe, a married man and Sherry Graham, a married woman, of record in Instrument No. 20160425-0039722, Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 25, 2016.

Being the same property conveyed to Kyle H. Felts, Trustee of The 807 Bradford Irrevocable Trust dated May 9, 2017 by Quitclaim Deed from Larry C. Felts, as to his undivided one-half (1/2) interest, of record in Instrument No. 20180125-0007841, Register's Office for Davidson County, Tennessee, dated May 09, 2017 and recorded on January 25, 2018.

Being the same property conveyed to Lindsey Felts, Trustee of The Bradford Irrevocable Trust dated May 9, 2017 by Quitclaim Deed from Kyle Felts, as to his undivided one-half (1/2) interest of record in Instrument No. 20180125-0007842, Register's Office for Davidson County, Tennessee, dated May 09, 2017 and recorded on January 25, 2018.

Being also known as 807 Bradford Avenue, Nashville, Tennessee 37204.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **807 Bradford Avenue, Nashville, TN 37204.**

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 our hands this 8th day of January, 2021.

The 807 Bradford Irrevocable Trust dated May 9, 2017

KHF, TRUSTEE

Kyle H. Felts, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kyle H. Felts, Trustee of the 807 Bradford Irrevocable Trust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY