Karen Johnson Davidson County
Batch# 588450 DEEDWARR
03/10/2021 08:12:53 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20210310-0031111

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$615,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2021.

Notary Public

My commission expires: 7/9/2024

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Bishop **Faith Bishop**	new owners	**Map 082-13-0 Parcel 064.00**
912 Locklayer Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patrick J. Gage, married

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

Robert Bishop and Faith Bishop, husband and wife

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 Lot No. 30, Block "B" on the Plan of Bransford Realty Company's Subdivision of the North Hill Tract, of record in Plat Book 332, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patrick J. Gage, by Deed dated November 21, 2008 from David G. Wilson and wife, Sarah Wilson, of record in Instrument No. 20081125-0115479, Register's Office for Davidson County, Tennessee. The said Patrick J. Gage having since married to Lauren Gage.

Lauren Gage, spouse of the above named Patrick J. Gage, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 332, Page 72, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **912 Locklayer Street, Nashville, TN 37208**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #G-VRES-21-912

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 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 **26th** day of **February, 2021.**

Patrick J. Gage

Lauren Gage

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patrick J. Gage and Lauren Gage,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **February, 2021.**

Notary Public

My Commission Expires: 11/8/24

