WARRANTY DEED

Karen Johnson Davidson County
Batch# 682834 **DEEDWARR**
07/23/2021 02:58:42 PM 2 pgs
Fees: $13.00 Taxes: $1,605.80

20210723-0099386

DM-SB-SC-21-1705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2021.

CHRISTY W. IVEY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Susan Eagle	Truist Bank	
(NAME)	(NAME)	
2510 Blair Blvd	P.O. Box 79041	**083 02 0 341.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Baltimore, MD 21279-0041	
(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, **BRANDON SETH BRAGER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN EAGLE,** 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. 6 on the Final plat of Hobson Chapel Subdivision, of record in Plat Book 7900, Page 776, Register's Office of said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Seth Brager, by Warranty Deed from V2 Properties, LLC, of record in Instrument No. 20160426-0040284, in the Register's Office of Davidson County, Tennessee, dated April 21, 2016 and recorded on April 26, 2016.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Taxes for the year 2021, a lien not yet due and payable.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hobson Chapel Subdivision, as recorded in Plat Book 7900, Page(s) 776.

• Easement for Water Main, recorded in Book 9698, Page 91.

• Easement for Sanitary Sewer, recorded in Book 9698, Page 136.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1705 Sharpe Ave, Nashville, Tennessee 37206**.

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 21 DAY OF JULY, 2021.

Brandon Seth Brager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON SETH BRAGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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