BOX 10-A WARRANTY DEED

Karen Johnson Davidson County
Batch# 731325 DEEDWARR
10/07/2021 10:15:41 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20211007-0134773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Gainous and Hillary Gainous	NEW OWNER	
(NAME)	(NAME)	104 13 0 004.00
4430 Saunders Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **VALERIE LANGSDON WILSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN GAINOUS AND HILLARY GAINOUS, 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:

Lot 1, Bransford Realty Co.'s. Subdivision of Lots No. 8-10-11-12 & Part of 9 in Block E, Lots No. 6-7-9-10-11-12-13-14-15-16-17-18-19 & Part of 8 in Block F, Lots No. 6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23 in Block G, in Whitland Realty Co.'s. Subd., as shown on plat of record in Plat Book 547, Page 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 1 fronts 117 feet on the Westerly Side of Wilson Avenue and runs back between lines, 216 feet on the Northerly line and 200 feet on the Southerly line to a point in the rear and being triangular in shape.

Being the same property conveyed to John H. Sutton and wife, Kay B. Sutton, by Warranty Deed from John R. Nance, Executor of the Estate of James M. Hudgins, of record in Book 4214, Page 184, in the Register's Office for Davidson County, Tennessee, dated February 09, 1968 and recorded on February 23, 1968. The said James H. Sutton died on December 20, 2018. Leaving Kay B. Sutton as sole surviving Tenant by the Entirety. The said Kay B. Sutton died on May 11, 2021 leaving a Last Will and Testament that was probated under Docket No. 21P1217 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, the property above described was devised to Valerie Langsdon Wilson as the sole beneficiary.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 201 Cantrell Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 6th day of October, 2021

Valerie Langsdon Wilson

VALERIE LANGSDON WILSON

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 Valerie Langsdon Wilson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of October, 2021.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Notary Public