WARRANTY DEED

Karen Johnson Davidson County
Batch# 812016 DEEDWARR
02/25/2022 02:50:49 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20220225-0021826

W-AR-21-1608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

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)
Zachary P. Brandler	Zach Brandler c/o Jonathan Brandler	
(NAME)	(NAME)	
1608 Cahal Avenue	1337 Palisades Beach Road	**072-14-0-284.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Santa Monica, CA 90401	
(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, **ALICE CAMPBELL, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY P. BRANDLER,** 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. 9 on the Plan of Resubdivision of M. T. Stratton's Unregistered Plan of Subdivision of Part of the Cahal Lands of record in Plat Book 421, Page 50, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southerly side of Cahal Avenue and runs back between parallel lines 236.5 feet, more or less to an alley.

Together with an easement for a driveway approximately 10 feet wide along the northerly 170 feet, more or less, of the westerly line of Lot No. 10 on the said Map, the said easement having been created for the perpetual benefit of the present and future owners of said Lot No. 9 by instrument of record in Book 2496, page 65, of Mrs. Ida Grimes, a widow, dated March 10, 1956.

Being the same property conveyed to Culwell E. Ward Trustee by Quitclaim Deed from Alice Campbell of record in Instrument No. 20020425-0051362, Register's Office for Davidson County, Tennessee, dated April 24, 2002 and recorded on April 25, 2002 and within the same deed the said Culwell E. Ward, Trustee conveyed his interest in the subject property to Alice Campbell.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 50, Register's Office for Davidson County, Tennessee.
- Subject to Easement of record in Book 2496, Page 65, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1608 Cahal Avenue, 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 23rd DAY OF FEBRUARY, 2022.

Alice Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE CAMPBELL, 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 23rd of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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