Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 910608 **DEEDWARR**
08/31/2022 09:54:15 AM 2 pgs
Fees: $13.00 Taxes: $1,039.70

20220831-0098072

G-P-22-04785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY — JENNIFER WEST

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)
Jason Brasel and Carolyn Brasel	Legacy Home Loans	
(NAME) **4785 Whites Creek Pike**	(NAME) 4004 Hillsboro Pike Ste 216B	030-00-0-211.00
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS) Nashville, TN 37215	
(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, **SETH WALKER GORDON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON BRASEL AND CAROLYN BRASEL, HUSBAND AND WIFE,** 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 land in the 14th Civil District of Whites Creek Pike and being the NW corner of Lot No. 1 on the Plat of Mamie Keathley Land in Plat Book 5800, Page 98, Register's Office for Davidson County, Tennessee; thence with the North line of said Lot, North 52 degree 24 minutes 51 seconds East ,196.83 feet to an iron pin; thence North 53 degree 33 minutes 47 seconds East, 431.76 feet to an iron pin; thence North 52 degree 17 minutes 50 seconds East, 70.93 feet to a point; thence South 35 degree 15 minutes 00 seconds East, 130.00 feet to a point; thence South 53 degree 31 minutes 15 seconds West, 699.35 feet to a point in the Easterly margin of Whites Creek Pike; thence with said margin North 33 degree 15 minutes 00 seconds 125 feet to the beginning.

Being the same property conveyed to Seth Walker Gordon, an unmarried man by Warranty Deed from Emily Lynn Kellogg, a single person of record in Instrument No. 20200511-0048424 Register's Office for Davidson County, Tennessee, dated May 07, 2020 and recorded on May 11, 2020.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 98, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer easement of record in Book 7135, Page 825, and rerecorded in Book 7163, Page 559, 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: **4785 Whites Creek Pike, Whites Creek, Tennessee 37189**.

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 25th DAY OF AUGUST, 2022.

Seth Walker Gordon

Seth Walker Gordon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SETH WALKER GORDON, 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 24 of August, 2022.

Pam Salas

Notary Public
My Commission Expires: 12.1.2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

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