BILL GARRETT, Davidson County
Trans:T20160027501 DEEDWARR
Recvd: 04/05/16 11:24 2 pgs
Fees:13.00 Taxes:236.06
20160405-0032458

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $63,800.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of April, 2016.

NOTARY PUBLIC

My commission expires: 3/7/18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven D. Addis	SAME AS NEW OWNER	12002009200
(NAME)	(NAME)	
PO Box 157		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37121		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael S. Davidson, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Steven D. Addis, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Stardust Acres of Record in Book 1424, Page 92 (erroneously stated as Page 1424), Register's Office for said County.

Said Lot No. 31 fronts 60 feet on the north side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Michael S. Davidson by deed from Tanya Shea Stephens, of record in Book 11739, Page 710, Register's Office of Davidson County, Tennessee. Said property is not the principal residence of the Grantor.

This description is the same as in the prior deed.

This property is __unimproved _X_improved property known as: 1306 Venus Drive, Nashville, TN 37211.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of April, 2016.

Michael S. Davidson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael S. Davidson, the herein 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 the 1st day of April, 2016.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122