Bill Garrett Davidson County
Batch# 50997 DEEDWARR
01/24/2018 11:32:17 AM 2 pgs
Fees: $13.00 Taxes: $1,370.85
20180124-0007358

WARRANTY DEED

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kaycee Roberts Quantavius Poole	new owner	072-14-0-190.00
(NAME)	(NAME)	
1415 Douglas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christine E. Hansen, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kaycee Roberts, an unmarried woman and Quantavius Poole, an unmarried man, as tenants in common with the right of survivorship,** 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:

LAND in Davidson County, Tennessee, being part of Lot No. 41 on the map of H.M. Doaks Subdivision, of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee, described by a survey by John Kohl dated August 6, 1976, as follows:

SAID part of Lot 41 fronts 110 feet on the northerly margin of Douglas Avenue and extends back 209 feet, more or less, on the westerly line and 232 feet, more or less on the easterly line, which is the westerly margin of Chapel Avenue to a line at the rear measuring 9.8 feet thereon.

BEING the same property conveyed to Christine E. Hansen, a single person, by Warranty Deed from Paige Holliman, a single person and Julia Mcaninch, a single person, dated 9/10/12 and recorded 9/12/12 in Instrument No. 20120912-0082748, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1415 Douglas Avenue, Nashville, TN 37206
(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/our hands this 16th day of January, 2018.

Christine E. Hansen

State of IL
County of COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine E. Hansen, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 16th day of January, 2018.

Amanda J Downey
Notary Public
My Commission Expires: 07/18/18

File No.: 174019

OFFICIAL SEAL
AMANDA J DOWNEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/18/18