Bill Garrett Davidson County
Batch# 100708 DEEDWARR
06/05/2018 01:34:24 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20180605-0053802

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2093

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

Subscribed and sworn to before me, this the 5th day of June, 2018

Notary Public
My Commission Expires: 11-5-18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher L. Davis 901 Denson Avenue Madison, TN 37115	CapStar Bank 2002 Richard Jones Rd, ste 300A Nashville, TN 37215	052-05-0-121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Juanita R. Young, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher L. Davis, an unmarried man**, hereinafter called the Grantee(s), his 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 the Northerly 75 feet of Lot No. 15 on the Revised Plan of Block "K" Power and Roth's Subdivision of Madison Park of record in Plat Book 974, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 15 fronts 75 feet on the Easterly side of Idlewild Avenue and runs back 561 feet on the Northerly line and 534 feet, more or less, on the Southerly line to the center of a branch, measuring 75 feet thereon.

Being the same property conveyed to Juanita R. Young, unmarried by Quitclaim Deed from Danny Wayne Young, unmarried of record in Instrument No. 20020715-0084593 Register's Office for Davidson County, Tennessee, dated July 03, 2002 and recorded on July 15, 2002.

This is ☒ improved or ☐ unimproved property located at: **901 Denson Avenue, Madison, TN 37115**.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2018.

Juanita R. Young

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Juanita R. Young, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2018.



Notary Public
My Commission expires: 3/8/2021