Karen Y Johnson Davidson County
Batch# 145608 DEEDWARR
09/26/2018 02:36:41 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20180926-0095524

WARRANTY DEED

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rylan Kean (NAME)	new owner (NAME)	09208011900
1774 Viola Ct. (ADDRESS)	(ADDRESS)	
Clarksville, TN 37043 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Robert Sean Stewart, single**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rylan Kean, Single, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRACT NO. 2: BEING LOT NO. 39 ON THE PLAN OF JOHN R. HUDSON'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 136, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 39 FRONTS 58 FEET ONTHE EASTERLY SIDE OF 18TH AVENUE, NORTH FORMERLY BOSTICK STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being the same property conveyed to Robert Sean Stewart by virtue of that certain Quit Claim Deed dated October 11, 2013, and being of record at Instrument No. 20131030-0112812 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 508 Dr DB Todd Jr Blvd Nashville, TN 37203
(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 hand this 20th day of September, 2018.

Robert Sean Stewart

STATE OF Texas
COUNTY OF Williamson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Sean Stewart**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2018.

Notary Public

My Commission Expires: 6-12-22

Sunny A. Walters
Notary Public, State of Texas
Notary ID# 12460684-3
My Commission Expires
June 12, 2022