THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817361

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $349,900.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 146478 DEEDWARR
09/28/2018 02:12:46 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20180928-0096462

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor C. Lesley and Julie B. Lesley 235 37th Ave N Nashville TN 37209	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX. 78288	Tax Parcel ID No. 092-13-0-323.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul T. Kyne, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor C. Lesley and Julie B. Lesley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly portion of Lot No. 1 on the Map of Westdale Subdivision of record in Book 547, Page 50, Register's Office for said County.

Said part of Lot No. 1 fronts 50 feet on the Westerly margin of 37th Avenue North formerly Pilcher Avenue and extends back 297 feet on the Northerly lines and 296 feet on the Southerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Paul T. Kyne by Warranty Deed from Christopher B. Bell, unmarried, recorded on the 30th day of August, 2002 in Instrument No. 20020830-0105105, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTDALE SUBDIVISION, as recorded in Plat Book 547, Page(s) 50.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 235 37th Ave N Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of September, 2018.

Paul T. Kyne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul T. Kyne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2018

Notary Public

My Commission Expires: _____

