WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157464 **DEEDWARR**
11/07/2018 02:59:25 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20181107-0110474

R-BR-18-630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M & D Nocturne Partners	**Same as New Owner**	
(NAME)	(NAME)	
637 W Nocturne Dr		**07004000400**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAMINADE CLINTON STANFORD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M & D NOCTURNE PARTNERS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Haynes Heights, Section II of record in Plat Book 2331, Page 59, 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 Lot No. 94 fronts 167.3 feet on the northerly margin of Manila Street and extends back between lines 274.5 feet on the westerly line and 221.7 feet on the easterly line to a dead line in the rear measuring 175 feet thereon.

Being the same property conveyed to Malcolm D. Williams and wife, Rosa Lee Kittrell Williams by Warranty deed from N.H. Barker and Herschel Greer of record in Book 2538, page 541, Register's Office for Davidson County, Tennessee, dated May 04, 1956 and recorded on May 15, 1956.

The said Rosa Lee Kittrell Williams having since died on December 1, 1981, leaving the said Malcom D. Williams as the sole surviving tenant by the entirety.

The said Malcom D. Williams has since died on November 8, 1991. Per his Last Will and Testament, the said Malcolm D. Williams, also known as Malcom Demothenes Williams, bequeathed his interest to his daughter, Frances Eliza Williams, of record in Instrument No. 20041112-0136187, Register's Office of Davidson County, Tennessee.

The said Frances Eliza Williams has since died on May 26, 1997. Per her Last Will and Testament, the said Frances Eliza Williams, also known as Frances Williams, bequeathed her interest to Chaminade Clinton Stanford, of record in Book 11664, Page 220, and of record in Instrument Number 20041112-0136188, Register's Office of Davidson County, Tennessee.

The said Chaminade Clinton Stanford is one and the same as Chaminade Stanford and one and the same as Chaminade Sanders.

This conveyance is subject to:
- Property Taxes for the year 2019 and subsequent.
- Plan of record in Plat Book 2331, Page 59, Register's Office for Davidson County, Tennessee.
- ROW of W. Nocturne Drive, fka Manila Street.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **630 W Nocturne Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 2nd DAY OF NOVEMBER, 2018.

Chaminade Clinton Stanford by [signature] AS ATTORNEY IN FACT

Chaminade Clinton Stanford by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHAMINADE CLINTON STANFORD, and who acknowledged he/she/they executed the same as the free act and deed of the said CHAMINADE CLINTON STANFORD.

Witness my hand and official seal, this the 2nd of November, 2018.

[signature]
Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212