Karen Y Johnson Davidson County
Batch# 177978 **DEEDWARR**
12/26/2018 01:57:46 PM 2 pgs
Fees: $13.00 Taxes: $1,387.13

20181226-0125237

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $374,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 20th day of December, 2018.

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew Jones and Maria Velez	New owners	07214031700
(NAME)	(NAME)	
1314 Chester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		

Warranty Deed

For and in Consideration of the sum of $374,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sean Cahanding,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matthew Jones and Maria Velez, husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "B" on the Map of a Subdivision of Belle Forest No. 2, as of record in Plat Book 843, Page 94, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sean Cahanding by deed from John Blackwell, dated October 20, 2014 and recorded as Instrument No. 20141022-0097462, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 1314 Chester Avenue, Nashville, TN 37206.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-RMX-18-1314

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of December, 2018.

Sean Cahanding

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Cahanding, the herein bargainor, 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 the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2018.

Notary Public
My Commission Expires: 3-23-2022

KATHRYN REEVES
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 699683
COMM. EXP. 03-23-2022

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122