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

CRT File No. 181118520

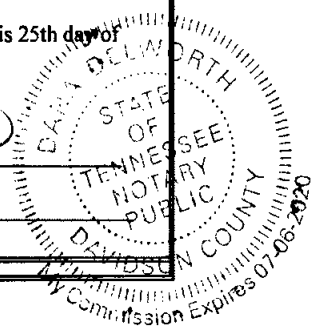
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00

Affiant

Subscribed and sworn to before me, this 25th day of January, 2019.

Notary Public
My Commission Expires: 7/6/20



Karen Johnson Davidson County
Batch# 189927 DEEDWARR
01/30/2019 02:05:23 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190130-0009013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Maynard 3314 Nevada Avenue Nashville TN 37209	new owner	Tax Parcel ID No. 092-13-0-369.00

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, **Nicole L. Fleming and husband, James E. Fleming,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Maynard and Matt Maynard, wife and husband,** ("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 Lot No. 103 on the Plan of Hortense Place of record in Plat Book 161, Page 167, 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. 103 fronts 50 feet on the Northerly side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nicole L. Fleming and husband, James E. Fleming by Warranty deed from Janalyn Freeman F/K/A Janalyn Williams and husband Michael Freeman of record in Instrument No. 20070405-0040992 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 05, 2007.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument 200412220152417, amended in Instrument 200507280088189, and Instrument 200510310131161, Register's Office for Davidson County, Tennessee.

Subject to Instrument Number 20050819-0099130 and Instrument Number 20050819-0099131, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-1865 18-3314

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3314 Nevada Avenue 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 25th day of January, 2019.

Nicole L. Fleming

James E. Fleming by Nicole L. Fleming as Attorney-in-fact
Attorney-in-fact

STATE OF Kentucky)
COUNTY OF Shelby)

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

Witness my hand, at office, this 24th day of January, 2019.

Natalie Pearson
Notary Public
My Commission Expires: 3/9/20

NATALIE PEARSON
NOTARY PUBLIC ID 552394
STATE AT LARGE, KY
My Commission Expires March 9, 2020

STATE OF Kentucky)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole L. Fleming, 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, and who further acknowledged that she is the Attorney-in-Fact for James E. Fleming and that she is authorized by James E. Fleming to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of January, 2019.

Natalie Pearson
Notary Public
My Commission Expires: 3/9/20

NATALIE PEARSON
NOTARY PUBLIC ID 552394
STATE AT LARGE, KY
My Commission Expires March 9, 2020