WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File # 136161

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

Michele Le
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michele Le	Navigator Lending Solutions, Inc.	034050a00600co
2534 Val Marie DR (NAME) ~~410 Thomas Jefferson Cir~~	(NAME) 3000 Gulf To Bay Blvd Suite 208	
Madison TN 37115 (ADDRESS) ~~Madison, TN 37115~~	(ADDRESS) Clearwater FL, 33759	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **R Douglas Bain and Patricia H. Bain,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michele Le, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee Being Unit No. 6 on the Plan of Monticello Manor, of record in Book 6250, page 551, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R. Douglas Bain and Patricia H. Bain, by deed of record in Instrument No. 20010201-0009691 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 410 Thomas Jefferson Cir, Madison, TN 37115
(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.

Karen Johnson Davidson County
Batch# 190392 **DEEDWARR**
01/31/2019 10:37:51 AM 2 pgs
Fees: $13.00 Taxes: $419.95

20190131-0009373

Witness my/our hands this 30th day of January, 2019.

R Douglas Bain

Patricia H. Bain

State of Tennessee
County of Davidson

Personally appeared before me R Douglas Bain and Patricia H. Bain, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of January, 2019.

Notary Public
My Commission Expires: _____

File No.: 13661

