Karen Johnson Davidson County
Batch# 202846 DEEDWARR
03/06/2019 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $747.40
20190306-0020699

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $202,000.00. Affiant Subscribed and sworn to before me, this the 28th day of February, 2019. Notary Public My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Leah Cameron Deloria		
1062 Matthews Lane	New Owner	061-07-0-099.00
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIN KATHLEEN CHEGWIDDEN AND MICHAEL EVAN CHEGWIDDEN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEAH CAMERON DELORIA, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 12 and the easterly 25 feet of Lot No. 13 of Block F on the Plan of Broadmoor of record in Plat Book 547, Page 161, in the Register's Office for Davidson County, Tennessee, and the westerly 20 feet of Redwood Street lying adjacent to Lot No. 12 of Block F in said subdivision, as shown on said plan.

Said Lot No. 12, the easterly 25 feet of Lot No. 13 and the westerly 20 feet of Redwood Street adjoin and front together 105 feet and extend back 150 feet, between parallel lines to a dead line in the rear, measuring 105 feet thereon.

Being the same property conveyed to Michael Evan Chegwidden and wife, Erin Kathleen Chegwidden by Warranty deed from Tyler F. Stevenson, married, and Natalie Wigg, his wife of record in Instrument No. 20080414-0037826 Register's Office for Davidson County, Tennessee, dated March 5, 2008 and recorded on April 14, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 821 Gwynn Dr., Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2019.

Erin Kathleen Chegwidden

Michael Evan Chegwidden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erin Kathleen Chegwidden and Michael Evan Chegwidden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of ~~February, 2019~~.

Notary Public

My Commission Expires: 5-3-21

