Karen Johnson Davidson County
Batch# 208076 DEEDWARR
03/20/2019 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190320-0025359

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/13/22
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

J-RR-19-1014-H

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)
Lindsey Erin Peters	Churchill Mortgage Corporation	
(NAME)	(NAME)	**083-01-0-261.00**
1014 Petway Ave.	761 Old Hickory Blvd.,#400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(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, **RYAN STAHR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSEY ERIN PETERS,** 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 part of Lot No. 6 in the Division of the Estate of John Hobson, deceased in the 11th, formerly 18th Civil District of said County, as of record in Minute Book "L", Page 363, Circuit Court for said County, described as follows:

Beginning on the southerly margin of Petway Avenue at a point 873 feet from the easterly margin of McFerrin Avenue, being the northwest corner of 214 feet of ground conveyed by Lewis T. Baxter and wife, to Clifford W. Russell, by deed of record in Book 617, Page 643, Register's Office for said County; thence with the westerly line of said 214 feet of ground southerly 179 feet more or less; thence easterly parallel with Petway Avenue, 50 feet; thence northerly parallel with the first line 179 feet to the southerly margin of said Avenue; thence with the southerly margin of said Avenue, westerly 50 feet to the point of beginning.

Being the same property conveyed to Ryan Stahr, by Warranty Deed from Wallace C. Evans, unmarried, of record in Instrument No. 20180719-0070569, in the Register's Office of Davidson County, Tennessee, dated July 17, 2018 and recorded on July 19, 2018.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Estate of John Hobson, as recorded in Minute Book "L", Page(s) 363, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.W. Hooker's Addition to East Nashville, as recorded in Book 57, Page(s) 131, revised in Plat Book 421, Page 114, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1014 Petway Ave., Nashville, Tennessee 37206**.

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 14 DAY OF MARCH, 2019.

Ryan Stahr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN STAHR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2019.

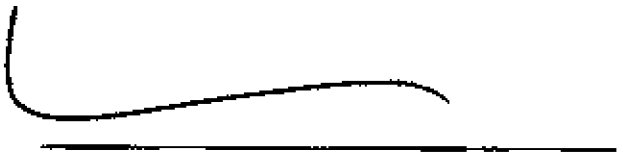
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

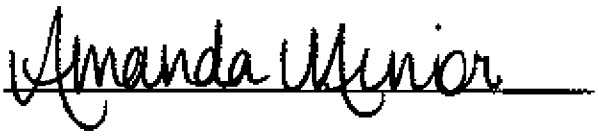
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

