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

CRT File No. 190319530

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $369,900.00.

Affiant

Subscribed and sworn to before me, this 19th day of March, 2019.

Notary Public
My Commission Expires: 2/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-06-2020

Karen Johnson Davidson County
Batch# 208240 DEEDWARR
03/21/2019 09:19:36 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63
20190321-0025601

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Travers Xanthos 909 19th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 09207006000

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, **John Fletcher and Aerial Fleming now known as Aerial Fletcher, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Travers Xanthos, an unmarried man**, ("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. 5 on the Plan of C. R. Badoux's Subdivision of Part of Lot No. 14 of the Harding Lytle Tract, as of record in Book 161, Page 41, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Aerial Fleming a single woman and John Fletcher a single man by Special Warranty Deed from Civic Bank & Trust, recorded on the 9th day of February, 2012 in Instrument No. 20120209-0011601, in the Register's Office of Davidson County, Tennessee.

Aerial Fleming having since married and now known as Aerial Fletcher.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. R. BADOUX'S SUBDIVISION OF PART OF LOT NO. 14 OF THE HARDING LYTLE TRACT, as recorded in Plat Book 161, Page(s) 41.

Right of entry for Temporary Construction Purposes recorded in Book 5409, Page 114.

This is improved property located at 909 19th Avenue North Nashville TN 37208

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-19-909

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 19th day of March, 2019.

John Fletcher

Aerial Fleming n/k/a Aerial Fletcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Fletcher and Aerial Fleming n/k/a Aerial Fletcher, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021