Karen Johnson Davidson County
Batch# 208684 DEEDWARR
03/22/2019 12:49:30 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20190322-0026259

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

C. Walsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF March, 20 18.

Ashlee D Page
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/8/22

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Fixer Inc.	The Fixer Inc.	
(NAME)	(NAME)	08106036800
1026 Stonehollow Way	1026 Stonehollow Way	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bertha M Staton Cavitt, an unmarried woman** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Fixer Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEE, ITS/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land located in Davidson County, Tennessee and being Lot No. 44 on the Map of Subdivision of part of Lot 16 on the Nichol Plan, as of record in Plan Book 2, Page 49, Chancery Court, Nashville.

Said Lot No. 44 fronts 50 feet on the southerly side of Lacy Street and runs back between Parallel line 150 feet to an alley.

Being the same property conveyed to Bertha M. Staton Cavitt, by virtue of those certain Quit Claim Deeds being of record at Instrument No. 201903220026258 from Karen Cavitt, and Quit Claim Deed being of record in Instrument No. 201903220026257 from Eldridge Cavitt, and Quit Claim Deed being of record in Instrument No. 201903220026256 from Jame Cavitt George, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bertha M. Staton Cavitt, Life Estate, Eldridge Cavitt, Jane Cavitt George and Karen Cavitt by virtue of that certain Quit Claim Deed dated March 1, 2006, and being of record at Instrument No. 20060316-0030193 and Quit Claim Deed dated January 22, 2002 and being of record in Instrument No. 20020122-0008550 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Tom S. Staton and Mary E. Staton, Life Estate and Bertha M. Staton by virtue of Quit Claim Deed dated October 17, 1984 at Book 6406, Page 729 in the said Register's Office.

Being the same property previously conveyed to Tom S. Staton and Mary E. Staton by virtue of Quit Claim Deed dated July 25, 1978 at Book 5315, Page 421 in the said Register's Office.

Being the same property previously conveyed to Tom S. Staton and Mary E. Staton and Bertha M. Staton by virtue of Quit Claim Deed dated April 21, 1972 at Book 4596, Page 488 and Book 4487, Page 918 in the said Register's Office.

Being the same property previously conveyed to Tom S. Staton, Mary E. Staton, Bertha M. Staton and James B. Staton by virtue of Warranty Deed dated December 9, 1957 at Book 2706, Page 373 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2309 Lacy St. Nashville, TN 37208
(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.

Witness my hand this 18th day of March, 2019.

Bertha M Staton Cavitt
Bertha M Staton Cavitt

STATE OF Illinois
COUNTY OF St. Clair

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bertha M Staton Cavitt**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of March, 2019.

Darron L. Millender
Notary Public

My Commission Expires: 1-30-2022

DARRON L MILLENDER
Official Seal
Notary Public – State of Illinois
My Commission Expires Jan 30, 2022

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019