This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3587PS**

Karen Johnson Davidson County
Batch# 211949 **DEEDWARR**
04/01/2019 09:36:16 AM 3 pgs
Fees: $18.00 Taxes: $351.50

20190401-0028999

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carl Massaro,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Chad Chaffin and Cindy Chaffin, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being part of Lot Nos. 458 and 459 in Maury and Claiborne's Addition to South Nashville, of record in Plat Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the westerly margin of Lewis Street, 60 feet south of Perkins Street; thence westerly 79.5 feet south of Perkins Street; thence westerly 79.5 feet to the line between Lot Nos. 457 and 458, said point being 56.5 feet to a point which is 44 feet north of Hubbard Alley; thence eastwardly 79.5 feet to the westerly margin of Lewis Street, being 37 feet north of Hubbard Alley; thence with the margin of Lewis Street 60 feet to the beginning.

Being the same property conveyed to Carl Massaro by Warranty Deed from Bud Properties, LLC, dated 04/25/2012 and filed for record on 04/27/2012 in Instrument Number 20120427-0036197, Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 12 Lewis Street, Nashville, Tennessee, 37210.

Map and Parcel: 10504007500

Tract 2:

Land in Davidson County, Tennessee, being the southerly parts of Lot Nos. 458 and 459 on the Map of Maury and Claiborne's Addition to South Nashville, of record in Plat Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made 10/14/1946 by Lewis D. Justice, as follows:

Said parts of said Lots front 37 feet on the west side of Lewis Street and run back between lines 79.5 feet on the north line and 80 feet on the south line along the north margin of Hubbard Alley to a dead line on which they measure 44 feet.

Being the same property conveyed to Carl Massaro by Warranty Deed from Eugene P. Coleman, dated 04/26/2012 and filed for record on 04/27/2012 in Instrument Number 20120427-0036197, Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 10 Lewis Street, Nashville, Tennessee, 37210.

Map and Parcel: 10504007600

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any 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.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 3/26/19 day of March, 2019.

Carl Massaro 3/26/19 -Grantor

STATE OF IDAHO
COUNTY OF BLAINE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl Massaro, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of March, 2019.

STEPHEN DEFORT NOTARY PUBLIC STATE OF IDAHO Commission Expires 05/18/2023 Comm No. 69978

NOTARY PUBLIC (SEAL)

My Commission Expires: 05/18/2023

STATE OF Tennessee
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$95,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 29 day of March, 2019.

Affiant

NOTARY PUBLIC

(SEAL)



My commission expires:
10/23/19

Grantee(s) Name, Address:	Send Tax Statement To:
Chad and Cindy Chaffin	New Owner
3334 Vestry Avenue	Same
Murfreesboro, TN 37129	