1302 STRATFORD AVENUE, NASHVILLE, TN 37216 WARRANTY DEED CHOI TO FOSTER

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
TN BPR # 11639
615.414.1368

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Affiant

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

Notary Public
My commission expires: _____

Karen Johnson Davidson County
Batch# 220775 **DEEDWARR**
04/23/2019 10:12:39 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20190423-0037136

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kathryn Reeves	New Owner	083-10-0 023.00
400 Rudolph Avenue		
Nashville, Tennessee 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER W. STIRLING AND KRISTEN Y. STIRLING, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KATHRYN REEVES AND DOUGLAS REEVES II, WIFE AND HUSBAND,** hereinafter called the Grantees, their successors 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. 232 AND THE SOUTHERLY 15 FEET OF LOT NO. 233 ON THE MAP OF MCEWEN PLACE, OF RECORD IN BOOK 332, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER W. STIRLING AND KRISTEN Y. STIRLING, HUSBAND AND WIFE, BY DEED FROM CHRISTOPHER CRENSHAW AND JEHAN ALI, HUSBAND AND WIFE, DATED MAY 21, 2015, RECORDED MAY 26, 2015, OF RECORD IN INSTRUMENT NO. 20150526-0047955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENESSEE.

This property is improved property known as 400 Rudolph Avenue, 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 Grantees, their heirs, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19TH day of APRIL, 2019.

CHRISTOPHER W. STIRLING

KRISTEN Y. STIRLING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, CHRISTOPHER W. STIRLING and KRISTEN Y. STIRLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 19TH day of APRIL, 2019.

Notary Public

My Commission expires: 11/08/22

