Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 221421 DEEDWARR
04/24/2019 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20190424-0037655

39-B
File #19-1120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jamie Wilson McCulloch, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael R. Stevenson, Jr., an unmarried man, and Richard Stevenson, a married man, Joint Tenants with Rights of Survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the north 90 feet of Lot No. 18 of Block "B" on the map of Cedarcrest Estates, as of record in Book 974, page 15, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 90 feet on the west side of Delaware Avenue and runs back between parallel lines and along the south margin of Roosevelt Street, 191.5 feet to a deadline in the rear.

Being the same property conveyed to Jamie Wilson McCulloch by deed from Donald L. Cook and wife, Mary L. Cook, dated February 23, 2007, of record in Inst. No. 20070301-0025339, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 711 Delaware Avenue, Nashville, TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of April, 2019.

Jamie Wilson McCulloch

Jamie Wilson McCulloch

State of Tennessee)
County of Davidson)

On this 22nd day of April, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jamie Wilson McCulloch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 235,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of April, 2019.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 03/08/21

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael R. Stevenson 711 Delaware Avenue Nashville, TN 37115	Michael R. Stevenson 711 Delaware Ave. Nashville, TN 37115	043-05-0-236.00

True Copy Certification

I, Jessica Lascelle 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Meredith Bauerle, 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: 03/08/2021

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY