Karen Johnson Davidson County
Batch# 222920 DEEDWARR
04/29/2019 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20190429-0038863

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$279,000.00.** Affiant Subscribed and sworn to before me, this the **25th** day of **April, 2019.** Notary Public My commission expires: 12/10/2019 (AFFIX SEAL)

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s), as follows:	Send Tax Bills To:	Map-Parcel Numbers
William J. Blanchard, Jr.	Citizens Bank, NA	**119-14-0-225-00**
263 Morton Avenue	One Citizens Plaza	
Nashville, TN 37211	Providence RI 02903	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Russell E. Stevenson and Patricia C. Corcoran, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William J. Blanchard, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 22 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property, Nolensville Road, of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Patricia Corcoran by Deed dated August 31, 2010 from Lynne L. Olson, unmarried, of record in Instrument No. 20100907-0070841 and further conveyed to Patricia Corcoran and spouse, Russell E. Stevenson by Quitclaim Deed dated January 7, 2016 from Patricia Corcoran of record in Instrument No. 20160127-0007843, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as shown in Plat Book 421, Page 134, Register's Office for Davidson County, Tennessee.

2) Taxes for the 2019, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **263 Morton Avenue, Nashville, TN 37211**

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 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/our hand(s) this **25th** day of **April, 2019.**

Russell E. Stevenson

Patricia C. Corcoran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Russell E. Stevenson and Patricia C. Corcoran,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2019.**

Notary Public

My Commission Expires: _____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
Sept. 22, 2019

Certificate of Authenticity

I, John W. Bishop, 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, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)