**WARRANTY DEED**

***This instrument prepared by:***
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3026818

***Return to:***

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 343,000.00 .

Affiant

Subscribed and sworn to me, this the 30th day of APRIL, 2019.

Notary Public

My commission expires: 7/6/20

**Property Address:**
726 Chickasaw Avenue
NASHVILLE, TN 37207

**Parcel ID:**
071-12-0-167.00

Karen Johnson Davidson County
Batch# 225436 **DEEDWARR**
05/03/2019 09:45:56 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10

20190503-0041469

**Property owner:**
Rachel Rivera
Wesley Rivera
726 Chickasaw Avenue
Nashville, TN 37207

**Mail tax bills to:**
new owners

**THIS INDENTURE** is made effective the 30th day of April, 2019, by **Brittany Young, a married woman,** First Parties, for the purpose of conveying the premises described herein to Rachel Rivera and Wesley Rivera, wife and husband Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

**WITNESSETH:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittany Young, an unmarried woman by Warranty deed from Jesse Marcrum and Amy D. Billings, as tenants in common of record in Instrument No. 20170327-0029796 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 27, 2017. (Value of consideration shown in aforementioned deed $313,000.00.) Being also known as 726 Chickasaw Avenue Nashville, Tennessee 37207.

John Leamon, husband of Brittany Young, First Parties herein, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which he may have in and to the above described property by virtue of his marriage to the said Brittany Young, but does not join in the covenants and warranties contained herein

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of in Plat Book 1130, Page 97, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-KR-19-726

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WHEREOF,** *the said First Party have hereunder set their hand and seal the day and year first above written.*

Brittany Young

**Brittany Young**

John Leamon

**John Leamon**

**STATE OF** IL )
**COUNTY OF** Cook )

**PERSONALLY APPEARED BEFORE ME,** the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Brittany Young**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE,** in Cook County, this the 1 day of April, 2019.

Jessica Dunn

NOTARY PUBLIC

My Commission Expires: 8-13-22

**STATE OF** IL )
**COUNTY OF** Cook )

**PERSONALLY APPEARED BEFORE ME,** the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **John Leamon**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE,** in Cook County, this the 1 day of April, 2019.

Jessica Dunn

NOTARY PUBLIC

My Commission Expires: 8-13-22

"OFFICIAL SEAL"
JESSICA DUNN
Notary Public, State of Illinois
My Commission Expires 8/13/2022

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

## NOTARY ACKNOWLEDGEMENT

State of IL

County of Cook

On this 1 day of April, 2019, before me, a Notary Public of the State aforesaid, personally appeared Brittany Young who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which they acted, executed this instrument.

Witness my hand and official seal.

Jessica Dunn

Notary Public Signature

My commission expires: 8-13-2022

Seal

