Karen Johnson Davidson County
Batch# 230693 DEEDWARR
05/16/2019 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20190516-0046178

#34799

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420125**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2019. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Curtis Watkins and Mary Silva Doctor 3614 Meadowbrook Avenue Nashville TN 37205	Send Tax Bills To: Churchill Mortgage 761 Old Hickory Blvd Ste 400 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 104-05-0-262.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Seldon H. Cunningham, III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Curtis Watkins and Mary Silva Doctor, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 459 on the Plan of Richland Realty Co's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 459 fronts 60 feet on the Northerly side of Meadowbrook Avenue and runs back 192 1/2 feet on the west line and 201.6 feet on the east line to an alley, and measures 60.8 feet on said alley.

Being the same property conveyed to Seldon H. Cunningham, III by Warranty deed from Edward J. Lambert and wife, Mary Margaret Lambert of record in Instrument No. 20080304-0021361 Register's Office for Davidson County, Tennessee, dated February 29, 2009 and recorded on March 04, 2008.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5149, Page 178, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3614 Meadowbrook Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2019.

Seldon H. Cunningham, III

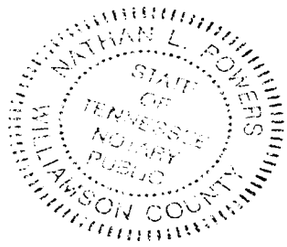
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Seldon H. Cunningham, III, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2019.

Notary Public

My Commission Expires: 01/17/21



True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

