WARRANTY DEED

Karen Johnson Davidson County
Batch# 234909 DEEDWARR
05/28/2019 08:51:57 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20190528-0049783

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Bologa (NAME)	Century Lending Company (NAME)	
1101 Joseph Avenue (ADDRESS)	9931 Corporate Campus Dr Ste 1200 (ADDRESS)	08203005100
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Louisville KY 40223 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Chocez M. Howard, single**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Bologa,** a single man, HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot No. 91 and part of the southerly 7 feet of Lot No. 92 on the Plan of C. F. Sharpe and W. L. Horns 2nd Subdivision of Lindsley Property N. E. Nashville of record in Book 161, Page 53, 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 part of Lot 91 and part of the southerly 7 feet of Lot 92 front together 67 feet on the easterly side of Joseph Avenue, and run back between parallel lines and with the northerly margin of Childers Avenue 111 feet to a dead line.

Being the same property conveyed to Chocez M. Howard, unmarried by Warranty Deed from Successful Survivors, Inc., of record in Instrument No. 20071018-0123739, Register's Office for Davidson County, Tennessee, dated September 04, 2007 and recorded on October 18, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 161, Page 53 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1101 Joseph Ave Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 24th day of May, 2019.

Chocez M Howard by Memorie White Attorney in Fact

Chocez M. Howard by Memorie White Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ashlee Page, a Notary Public, in and for said State and County, Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Chocez M. Howard and acknowledged that she executed the same as the free act and deed of the said f Chocez M. Howard .

WITNESS my hand and official seal at office this 24th day of May, 2019.

Ashlee D Page

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/8/22