Karen Johnson Davidson County
Batch# 238235 DEEDWARR
06/04/2019 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20190604-0052923

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019040029

#34789

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $365,000.00

Sworn to and subscribed before me this 31st day of May, 2019.

Affiant

Notary Public

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 6, 2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Chemeka Dabney Wachtler 3610 B Saratoga Drive Nashville, TN 37205	First American Mort C/O New American Funding 1795 International Way Idaho Falls, ID 83402	117-010B-256.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Megan Estes Paylor, married, who took title as Megan Estes and husband, Bryan Edward Paylor** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chemeka Dabney Wachtler and William Eric Wachtler, wife and husband** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Unit "D" together with the appurtenant interest in the common elements of Saratoga Drive Condominiums, a Horizontal Property Regime as established by Master Deed of record at Book 4764, Page 250, in the Register's Office of Davidson, Tennessee, Said Unit "D" being depicted on the Saratoga Drive Condominiums "Plat Plan" attached to the aforementioned Master Deed. to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Megan Estes by Warranty deed from Michael Reyes and wife, Jenny Reyes of record in Instrument No. 20140527-0045188 Register's Office for Davidson County, Tennessee, dated May 21, 2014 and recorded on May 27, 2014.

Bryan Edward Paylor joins in the execution of this conveyance to relinquish all right, title and interest he may have, marital or otherwise, in the subject property.

This is improved property known as **3610 B Saratoga Drive, Nashville, TN 37205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 31st day of May, 2019.

Megan Estes Paylor

Bryan Edward Paylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Megan Estes Paylor and Bryan Edward Paylor, the within named bargainor(s), 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, at office, this 31st day of May, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

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:

