Karen Johnson Davidson County
Batch# 243268 DEEDWARR
06/13/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20190613-0057139

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 2[illegible]
Franklin, TN 37064
File # 419355

39-B
File #19-1179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chelsea L. Phelps and Michael A. Shoup, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dylan Gregory Bodley, a single man, and Dwayne A. Bodley and Cheryl G. Bodley, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 406 on the Plan of Dugger Heights, Section IV, of record in Plat Book 2083, page 86, 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 Chelsea L. Phelps and Michael A. Shoup, wife and husband by deed from Jane Fleishman, unmarried, dated March 31, 2016 of record in Inst. No. 20160405-0032411, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2908 Eastland Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of May, 2019.

Chelsea L. Phelps

Michael A. Shoup

State of Tennessee)
County of Davidson)

On this 24th day of May, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Chelsea L. Phelps and Michael A. Shoup, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/6/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 391,000.00.

Affiant

Sworn and subscribed before me on this the 24th day of May, 2019.

Notary Public

My Commission Expires: 10/31/2020

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Dylan Gregory Bodley 2908 Eastland Avenue Nashville, TN 37206	New Owner	084-01-0-036.00

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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.

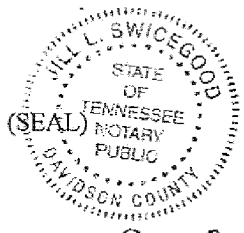
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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