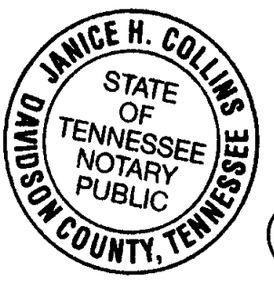
Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1137

Karen Johnson Davidson County
Batch# 245054 DEEDWARR
06/18/2019 11:38:32 AM 2 pgs
Fees: $13.00 Taxes: $963.85

20190618-0058591



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of June, 2019

Notary Public

Commission Expires: 7/5/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gina Nicole Chauvin and Matthew Anderson Lawrence 233 Elysian Fields Road Nashville, TN 37217	New Owner	133-12-0-157.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Michael Reitz and Jalisa Reitz, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gina Nicole Chauvin, an unmarried woman and Matthew Anderson Lawrence, an unmarried man, as Joint Tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 41 on the Plan of Section Three, Valley View Meadows of record in Book 3700, Page 93, 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 Michael Reitz and Jalisa Reitz, husband and wife by Warranty Deed from Bobby Ray Padgett and Beverly Newman Padgett, husband and wife of record in Instrument No. 20150908-0090735, Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 08, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 233 Elysian Fields Road, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of June, 2019.

Michael Reitz by Jalisa Reitz, attorney in fact

Michael Reitz by Jalisa Reitz, attorney in fact

Jalisa Reitz

Jalisa Reitz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jalisa Reitz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of June, 2019.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Jalisa Reitz,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Michael Reitz** and acknowledged that he executed the same as the free act and deed of the said **Michael Reitz** pursuant to the Specific Power of Attorney recorded in Instrument No. 20190618-0058590, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of March, 2019.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)