THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721681

Karen Johnson Davidson County
Batch# 268791 **DEEDWARR**
08/08/2019 02:26:28 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20190808-0079153

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Subscribed and sworn to before me, this6th day of August, 2019.

Notary Public
My Commission Expires: _____

JANA L. LESLIE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David S. Stewart and Tessa Snowden Stewart 209 Cantrell Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104 13 008.00

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, **Morgan Parker and Katy Parker, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David S. Stewart and Tessa Snowden Stewart, 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. 4 on the Plan of Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11 and 12 and part of Lot No. 9 of Block "E" in Whitland Realty Company's Subdivision, as of record in Book 547, Page 53, Register's Office for said County.

Said Lot No. 4 fronts 55 feet on the Westerly side of Wilson Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed by Warranty Deed from Stuart J. Gillespie, unmarried to Morgan Parker and Katy Parker, husband and wife as recorded on the 2nd day of January, 2019 in Instrument No. 20190102-0000050 and Warranty Deed from Brendan O'Hare and Lisa Jambusaria, husband and wife to Stuart J. Gillespie as recorded on the 3rd day of March, 2017 in Instrument No. 20170303-0021501, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 53, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 209 Cantrell 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 6th day of August, 2019.

Morgan Parker by Richard Rieck attorney in fact
Morgan Parker
By: Richard Rieck, Attorney in Fact

Katy Parker by Richard Rieck attorney in fact
Katy Parker
By: Richard Rieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Rieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Morgan Parker and Katy Parker and that he is authorized by Morgan Parker and Katy Parker to execute this instrument on their behalf.

WITNESS my hand, at office, this 6th day of August, 2019.

VAnderson
Notary Public

