STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 03/28/22
File No. G19-6031

OLIVIA DOUGAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03/28/22

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Trevor Stevenson (NAME)	New Owner (NAME)	51-1-13
924 Due West Avenue North (STREET ADDRESS)	(STREET ADDRESS)	Karen Johnson Davidson County Batch# 271390 DEEDWARR 08/14/2019 10:27:40 AM 2 pgs Fees: $13.00 Taxes: $736.30
Nashville, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190814-0081159

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 HEREBYACKNOWLEDGED, I, **Kathryn Henderson, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Trevor Stevenson, an unmarried man,** 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 and being Lot No. 19 on the Map of Due West Alley Acres, not of record, described according to a copy of survey made by H.R. Swann, Jr. on April 20th, 1947, described as follows, to-wit:

Beginning at a point in the Northerly margin of Due West Avenue at the corner of Lots Nos. 18 and 19; Thence with the line between said lots, Northerly 590.53 feet to a point; Thence Easterly 80.5 feet to the corner of Lots Nos. 19 and 20' thence with the line between said lots, Southerly 573.39 feet to the North margin of Due West Avenue; Thence with the margin of the same, westerly 107.27 feet to the point of beginning.

Included in the above description but expressly excluded from the herein conveyance is a portion of the above described premises having been conveyed to Chester A. LaFever by Deed of record in Book 8682, Page 687. Register's Office for Davidson County. Tennessee. described as follows: A Tract of land in the 11th Civil District of Davidson County, Tennessee, being the westerly five feet of Lot No. 19 on the map of Due West Valley Acres. not of record and described partly according to a survey made by HR. Swann, Jr. Surveyor as follows: Beginning at a point in' the Northerly margin of Due West Avenue at the corner of Lots Nos. 18 and 19; Thence Northerly with the line between said Lots 590.53 feet to a point on the Southerly line of a tract of land described in Deed of Record in Book 8322. Page 735, Register's Office for Davidson County, Tennessee; Thence in Easterly direction with said southerly line a distance of 5 feet to a point; Thence Southerly 589.5 feet, more or less. to a point in the Northerly margin of Due West Avenue; Thence westerly with such Northerly margin a distance of 5 feet to the point of Beginning,

Being the same property conveyed to Kathryn Henderson by Deed dated September 10, 2013 from Shaun Donovan,

The Secretary of Housing and Urban Development, of Washington D.C., recorded September 27, 2013, in Instrument Number 20130927-010446, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 1516, page 600, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers/storm drainage in Book 7959, page 701, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 924 Due West Avenue North, ~~Nashville~~ Madison, TN 37115. KH

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. Whenever 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/our hand(s) this 12th day of August, 2019.

Kathryn Henderson

Kathryn Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2019, before me personally appeared Kathryn Henderson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and official seal this 12th day of August, 2019.

D. TODD SHOLAR NOTARY PUBLIC TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066