Karen Johnson Davidson County
Batch# 276252 DEEDWARR
08/26/2019 09:40:00 AM 2 pgs
Fees: $13.00 Taxes: $1,452.25
20190826-0085352

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $392,500.00.

April W. Wilderman
Affiant

File Number: 1906358

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 30th day of July, 2019.

Notary Public
My Commission Expires: 6/13/2022

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Hayley L. McPhedran	Liberty Financial a division of ETFCU	072-09-2W-001.00-CO
923 D Delmas Avenue	1200 Forest Bridge Road	
Nashville, TN 37216	Louisville, KY 40223	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, New Day Homes, LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Hayley L. McPhedran, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 923 C Delmas Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20181016-0102566, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jean Stevenson, unmarried by Installment deed from H. B. Bowles, unmarried of record in Book 4816, page 268 Register's Office for Davidson County , Tennessee, dated May 16, 1974 and recorded on May 17, 1974.

Last Will and Testament of Jean Holt Stevenson of record in Instrument No. 20140416-0031986.

Designation of Successor Trustee recorded in Instrument No. 20131219-0128168.

Being a portion of the same property conveyed to Jimmy Russell Stevenson, Trustee of the Jimmy Russell Stevenson GST - Exempt Trust by Quitclaim deed from Jimmy Russell Stevenson, Executor of the Estate of Jean Holt Stevenson of record in Instrument No. 20140501-0036535 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 01, 2014.

Being a portion of the same property conveyed to New Day Homes, LLC by Warranty deed from Jimmy Russell Stevenson, Trustee of the Jimmy Russell Stevenson GST - Exempt Trust of record in Instrument No. 20180507-0043219 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on May 07, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 923 D Delmas Avenue, Nashville, TN 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 30th day of July, 2019.

New Day Homes, LLC

BY: _____
Jonathan Tarajano, Authorized signer

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jonathan Tarajano with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an authorized signer of New Day Homes, LLC and that he is authorized by New Day Homes, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, TN, this 30th day of July, 2019.

_____
Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY