WARRANTY DEED

Karen Johnson Davidson County
Batch# 277747 DEEDWARR
08/29/2019 03:20:42 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20190829-0087422

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 26th DAY OF August, 2019

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Maria Gast	New Owner	09213032300
(NAME) 235 37th Avenue North	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 26th day of August, 2019, by and between **Taylor C. Lesley and Julie B. Lesley, husband and wife,** party of the first part and **Sara Maria Gast, a single person,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being the Southerly Portion of Lot No. 1 on the Map of Westdale Subdivision of record in Book 547, Page 50, Register's Office for said County. Said part of Lot No. 1 fronts 50 feet on the Westerly margin of 37th Avenue North formerly Pilcher Avenue and extends back 297 feet on the Northerly lines and 296 feet on the Southerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Taylor C. Lesley and Julie B. Lesley, husband and wife by Warranty Deed from Paul T. Kyne, unmarried, dated 09/18/2018 and recorded 09/28/2018, of record in Instrument 201809280096462, Register's Office for Davidson County, Tennessee.

This property is improved property known as: 235 37th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

1) All matters shown on the plat of record in Plat Book 547, Page 50, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: _____

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

TAYLOR C. LESLEY

JULIE B. LESLEY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named TAYLOR C. LESLEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of August 2019.

Commission expires: 6/14/20

Amanda S. Young
Notary Public

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JULIE B. LESLEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of August 2019.

Commission expires: 6/14/20

Amanda S. Young
Notary Public

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY