Karen Johnson Davidson County
Batch# 287988 DEEDWARR
09/19/2019 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $2,460.13
20190919-0094923

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 814070 486946-002690 Kay Long	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ ~~$615,000~~ $664,900.00 CMA Carmen Coats Affiant Subscribed and sworn to before me, this the 4th day of September, 2019. Notary Public My commission expires: 01/03/2022 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Kallen Gavin and Zachary Gavin	NAME: BANK OF AMERICA
STREET ADDRESS: 317 Cleveland Street Nashville, TN 37207	STREET ADDRESS: 4500 AMON CARTER BLVD
MAP & PARCEL NO.: 082 030421.00	FT WORTH, TX 76155

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cassidy T. Wellons and William T. Wellons, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Kallen Gavin and Zachary Gavin, wife and husband

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit A

This is improved property known as: 317 Cleveland Street, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 19 day of August, 2019.

X _____
Cassidy T. Wellons

X _____
William T. Wellons

State of California } ss

County of San Francisco

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Cassidy T. Wellons, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 19 day of August, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

P. HO SHE
COMM. # 2283742
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
MY COMM. EXP. MAR. 30, 2023

Notary Public
My commission expires March 30, 2023

State of Tennessee } ss

County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William T. Wellons, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 4th day of September, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 01/03/2022

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 28 in Jack Eatherly's Addition to East Nashville, of record in Plat Book 57, Page 138, 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 Cassidy T. Wellons and William T. Wellons, wife and husband, by Warranty deed from Lawrence William Trom and Sandra Sue Trom, husband and wife of record in Instrument No. 20160108-002098 Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on January 08, 2016. (Value of consideration shown in aforementioned deed $362,500.00.) Being also known as 317 Cleveland Street Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

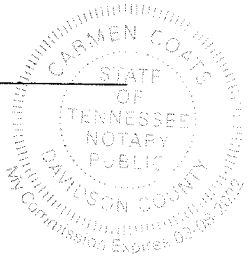
The actual consideration or value, whichever is greater, for this transfer is $664,900.00

Brent Miller
AFFIANT

Subscribed and sworn to before me, this the 16TH day of September, 2019

Carmen Coats
Notary Public

My Commission Expires: _____



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022