WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

B-BM-19-272

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 289756 DEEDWARR
09/23/2019 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20190923-0096324

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrea Chaires	New Owner	
(NAME)	(NAME)	**043-11-0-093.00**
272 Rio Vista Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-3101		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW ROBERT STANTON AND JILLIAN LEIGH STANTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA CHAIRES, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office of Davidson County, Tennessee, being Lot No. 19, of Block A on the unrecorded plan of Eller and Vandiver's Subdivision, described according to a survey made by Ewell Anderson, Surveyor, April 1945, as follows:

Beginning on the Easterly margin of Rio Vista Drive at a point 853 feet North of the Northerly margin of Dupont Avenue, as measured along the Easterly margin of said Drive, said point being the corner of Lots No. 18 and 19; thence with said Drive northwardly 50 feet to the corners of Lot Nos. 19 and 20; thence with the line between two lots eastwardly 275 feet to low water mark of Cumberland River; thence with said low water mark, southwardly 50 feet to the corner of Lots 18 and 19; thence with line between said lot, westwardly 275 feet to the point of beginning.

Being the same property conveyed to Andrew Robert Stanton and Jillian Leigh Stanton, husband and wife by Warranty Deed from Andrew Robert Stanton and Jillian Leigh Stanton, husband and wife of record in Instrument No. 20170413-0036226, Register's Office for Davidson County, Tennessee, dated April 05, 2017 and recorded on April 13, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1286, Page 574, amended in Book 1371, Page 353 and Book 7359, Page 219, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement of record in Book 2270, Page 447, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 1196, Page 207, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **272 Rio Vista Drive, Madison, Tennessee 37115-3101**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF SEPTEMBER, 2019.

Andrew Robert Stanton

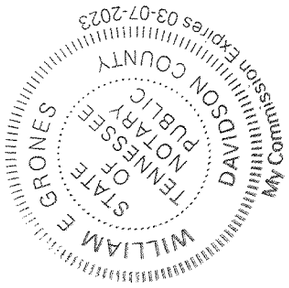
Jillian Leigh Stanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW ROBERT STANTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

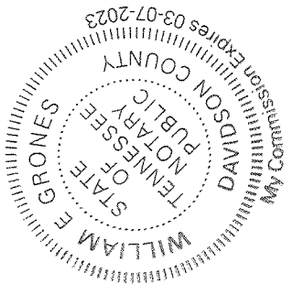


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILLIAN LEIGH STANTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

