THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922720

Karen Johnson Davidson County
Batch# 293643 **DEEDWARR**
10/01/2019 09:14:57 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20191001-0099695

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

Jennifer Kay Billings
Affiant

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

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Kay Billings and Jonathan Ross Galiotto 4809B Illinois Avenue Nashville TN 37209	PrimeLending, a Plainscapital Company 18111 Preston Road, Suite 900 Dallas, TX 75252	Tax Parcel ID No. 091 11 0 395.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Madison E. Lee, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Kay Billings and Jonathan Ross Galiotto, joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 714, Block 103, on the No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74-75, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Madison E. Lee, A married man by Quitclaim Deed from Madison E. Lee, a married man and Trey J. Sepulvado, an unmarried man of record in Instrument No. 20180103-0000788, in the Register's Office of Davidson County, Tennessee, dated December 08, 2017 and recorded on January 03, 2018.

Being the same property conveyed to Madison E. Lee, an unmarried man and Trey J. Sepulvado, an unmarried man, by Warranty Deed from Vada Lynn Gates and John Herbert Gates, Wife & Husband, of record in Instrument No. 20150513-0043914, in the Register's Office of Davidson County, Tennessee, dated May 11, 2015 and recorded on May 13, 2015.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. 1 Plan of West Nashville, as recorded in Plat Book 57, Page(s) 74-75.

This is improved property located at 4809B Illinois Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2019.

Madison E. Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Madison E. Lee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022