Karen Johnson Davidson County
Batch# 311261 DEEDWARR
11/05/2019 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20191105-0114254

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ19-0391

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of November, 2019

Notary Public

Commission Expires: _____

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Gainous & Hillary Gainous 203 Cantrell Avenue Nashville, TN 37205	Brian Gainous & Hillary Gainous 203 Cantrell Avenue Nashville, TN 37205	104-13-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amanda L. Daniel, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Gainous and Hillary Gainous, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, Block "E" on the Plan of Whitland Realty Company's Subdivision of record in Plat Book 547, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 60 feet on the westerly margin of wilson Avenue, now known as Cantrell Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Amanda L. Daniel, unmarried by Warranty deed from Sarah E. Sisk, unmarried of record in Instrument No. 20120710-0060468 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 10, 2012. (Amanda L. Daniel now a married woman)

Christopher Alex Ciavarra joins in the execution of this instrument, with the consent of the granting spouse, to convey his marital interest in said property, if any.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 203 Cantrell Avenue, Nashville, TN 37205

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of November, 2019.

Amanda L. Daniel

Christopher Alex Ciavarra

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda L. Daniel and Christopher Alex Ciavarra** 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 and official seal at Mt. Juliet, Tennessee this 1st day of November, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)