Karen Johnson Davidson County
Batch# 321192 DEEDWARR
11/27/2019 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20191127-0122647

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $310,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of November, 2019.

Notary Public
My commission expires: 10/2/23

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tyler Eugene Cain 1004 N 2nd Street Nashville, TN 37207	New Owner	082-03-0 093.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, OLIVIA HILL, AN UNMARRIED WOMAN, AND DEBORAH LENNY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TYLER EUGENE CAIN AND WESLEY POOLE KING, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 153, on the Plan of Plan of Sharpe and Horn's 2nd Subdivision of the Lindsley Property in Northeast Nashville, of record in Book 161, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Olivia Hill, an unmarried woman, and Deborah Lenny, an unmarried woman, by deed from Crown Industries, LLC, dated 07/30/2013, of record in Instrument No. 20130806-0082174, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1004 N 2nd Street, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23rd day of November, 2019.

Olivia Hill

Deborah Lenny

A notary public completing this certificate verifies only the identity of the individual who signed the document, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Olivia Hill and Deborah Lenny, with whom I am ~~personally acquainted, or~~ proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of November, 2019.

My commission expires: 02-21-20

Notary Public

SHABBIR AZAM
Comm. # 2147421
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAR. 21, 2020

SHABBIR AZAM
COMM. # 2147421
NOTARY PUBLIC
CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXPIRES APR. 21, 2020

True Copy Certification

I, **Jennifer L. Pennell,** 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 Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020