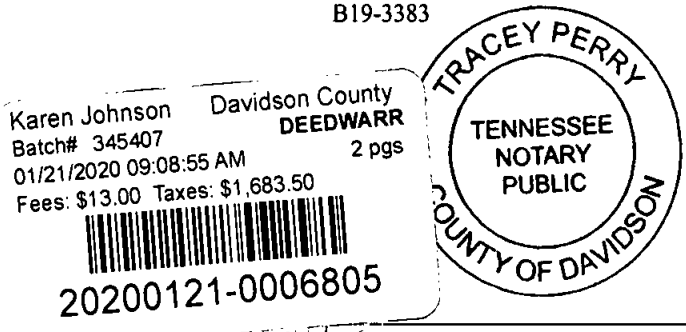
Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-3383



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of January, 2020

Notary Public

Commission Expires: 9-6-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emilia Rose DiGiovanni and William Edward Banks 1131 Kirkland Avenue Nashville, TN 37216	New Owner	072-03-0-345.00

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, WE,

Sada MacWilliams and Kevin W. MacWilliams, wife and husband

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

Emilia Rose DiGiovanni and William Edward Banks, wife and husband

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 the Westerly 50 feet of Lot No. 40 on the Map of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 40 fronts 50 feet on the Northerly side of Kirkland Avenue and runs back between lines 200.2 feet on the Westerly line and 200.3 feet, more or less, on the Easterly line to a dead line on which it measures 50 feet.

Being the same property conveyed to Sada MacWilliams and Kevin MacWilliams, wife and husband by Warranty deed from Cheri C. Porter by Thomas F. Capshaw, Conservator of record in Instrument No. 20190114-0003717 Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 14, 2019.

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: 1131 Kirkland Avenue, Nashville, TN 37216

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 14 day of January, 2020.

Sada MacWilliams

Kevin W. MacWilliams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sada MacWilliams and Kevin W. MacWilliams** 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 Brentwood, Tennessee this 14 day of January, 2020.

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 11/21/22