Karen Johnson Davidson County
Batch# 376954 DEEDWARR
03/24/2020 03:53:55 PM 2 pgs
Fees: $13.00 Taxes: $1,261.70
20200324-0032102

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel J. Fox, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kassie Powell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 31 and the Westerly 10 feet of Lot No. 32 on the Map of M.N. Youngs Inglewood Annex, as shown by plat of record in Plat Book 547, page 197, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Samuel J. Fox, a single man by deed from Jasson Cring and Deahna Cring, husband and wife, dated Aril 29, 2016, of record in Inst. No. 20160505-0044290, Register's Office for Davidson County, Tennessee. Samuel J. Fox is now married to Kayln Wolfe whi has joined in this conveyance to convey any and all marital interest.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1315 Norvel 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kassie Powell **1315 Norvel Avenue** **Nashville, TN 37216**	**NEW OWNER**	**061-15-0-208.00**

WITNESS THE EXECUTION HEREOF this 19th day of March, 2020.

Samuel J. Fox

Kayln Wolfe

State of Tennessee)
County of Davidson)

On this 19th day of March, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Samuel J. Fox and Kayln Wolfe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 341,000.00.**

Affiant

Sworn and subscribed before me on this the 19th day of March, 2020.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON