Karen Johnson Davidson County
Batch# 413367 DEEDWARR
06/11/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20200611-0059650

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $239,900.00.

Julie Bailey
Affiant

Subscribed and sworn to before me this 29th day of May, 2020.

Carmen Coats
Notary Public
My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

2020-274

Address of New Owner:	Send Tax Bills to:	Tax Information:
Samuel D. Young	Community Mortgage Advisors	
315 Aurora Avenue	615 Main St. Suite 205	034-14-0-055.00
Madison, TN, 37115	Nashville, TN 37206	

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

Chelsea Steward, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samuel D. Young, a single man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Stanley Heights of record in Plat Book 3300, Page 74, 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. 83 fronts 54 feet on the Northerly side of Aurora avenue and runs back 111.6 feet ion the Westerly line and 120.5 feet on the Easterly line to a dead line in the rear on which it measures 77 feet

Being the same property conveyed to Chelsea Steward, an unmarried woman by Quitclaim deed from Collin Michael, an unmarried man of record in Instrument No. 20191016-0105923 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 16, 2019.

George S. Chavez joins in this conveyance for the express purpose of relinguishing all his rights, title and interest to said proeprty, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **315 Aurora Avenue, Madison, TN 37115.**

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 do 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 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 our hands this 29th day of May, 2020.

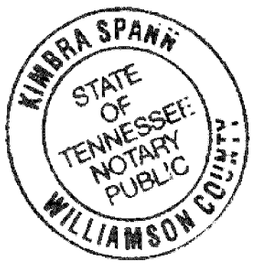
Chelsea Steward

George S. Chavis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chelsea Steward and George S. Chavis, 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 Nashville, Tennessee, this 29th day of May, 2020.



Kimbra Spann - Notary Public
My Commission Expires: 2/20/23

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022