Prepared by:
Record and Return to:
Chapman & Rosentha. Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 430180 DEEDWARR
07/02/2020 02:16:04 PM 2 pgs
Fees: $13.00 Taxes: $1,720.13

20200702-0071957

R-C-20-1225B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 05/03/2021
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yohan Sebastian Lee and Sierra Jacquelyn Marcussi	**New Owner**	
(NAME)	(NAME)	**072-14-1T-002.00CO**
1225 B Chester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2223		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VINCENT BRUCE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YOHAN SEBASTIAN LEE, AN UNMARRIED MAN, AND SIERRA JACQUELYN MARCUSSI, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, of Homes at 1225 Chester Avenue, a Horizontal Property Regime with private elements, as shown as Exhibit "B", of the Declaration of Covenants, Conditions and Restrictions for said Homes at 1125 Chester Avenue, a Horizontal Property Regime, of record in Instrument No. 20190909-0091025, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Vincent Bruce, a single man by Warranty deed from Sandra Kaye McDowell, as Executrix of the Estate of Lucille Hamer, Ella Mae Bates, Individually, and Sandra K. McDowell, as administrator of the Estate of Freddie V. Woodland of record in Instrument No. 20190806-0077873 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 06, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 332, Page 147, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190909-0091025, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1225 B Chester Avenue, Nashville, Tennessee 37206-2223**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF JUNE, 2020.

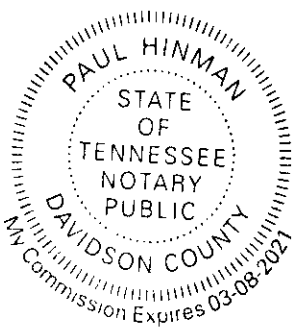
Vincent Bruce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VINCENT BRUCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212