STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $227,500.00.

Brian Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of November, 2020.

Dawn Martin
NOTARY PUBLIC

My commission expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 520501 DEEDWARR
11/23/2020 03:16:49 PM 2 pgs
Fees: $13.00 Taxes: $841.75

20201123-0137488

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bryan Childs	new owner	093160195.00
(NAME)	(NAME)	
87 Lewis Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mitchell Singer and Minna Singer, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Bryan Childs , an unmarried man,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being parts of Lots Nos. 147 and 148 on The Plan of Maury and Claiborne's Addition to South Nashville, aka Clairborne Plan Nashville, of record in Book 21, Pages 84 and 85, Register's office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

BEGINNING on the Easterly margin of Lewis Street at an iron pin at the corner of Lots 147 and 148; thence with the Easterly margin of said street Northwardly 35 feet to an iron pin at the corner of Lots Nos. 146 and 147; thence with the fence line Eastwardly 93.7 feet to the Westerly margin of an alley; thence with said alley Southwardly 36.5 feet; thence with the fence line Westwardly 90.3 feet to the beginning.

Being the same property conveyed to Mitchell Singer, an unmarried person, by Deed from Kai Wang, a married man, as sole and separate owner, dated April 29, 2015, of Record in Instrument Number 20150508-0042277, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 87 Lewis Street, Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BMR-2087

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of November, 2020.

Mitchell Singer

Minna Singer

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 19th day of November, 2020.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122