THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131386

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $764,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 524438 DEEDWARR
12/03/2020 01:26:03 PM 2 pgs
Fees: $13.00 Taxes: $2,826.80

20201203-0140677

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Lee Christian and Courtney Terrell Christian 325 Greenway Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-05-0-340.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Nowers and Meredith Nowers, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin Lee Christian and Courtney Terrell Christian, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 298, as shown on the map entitled Richland Realty Company's First Addition to Subdivision "B", of record in Plat Book 332, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL NOWERS and MEREDITH NOWERS, HUSBAND AND WIFE, by deed from ELIZABETH L. THIELS, of record in Instrument No. 20160421-0038627 , dated April 19, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-05-0-340.00.

Matters shown on the Plan of record in Plat Book 332, page 174, said Register's Office.

This is improved property located at 325 Greenway Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
G-WRES-20-0325

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2020.

Michael Nowers

Meredith Nowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Nowers and Meredith Nowers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2020.

Notary Public

My Commission Expires: 