Karen Johnson Davidson County
Batch# 531220 DEEDWARR
12/11/2020 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,771.93
20201211-0145668

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3338

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of November, 2020

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua Ryan Steward and Christina Michelle Steward 317 Brunswick Place Nashville, TN 37221	First Bank 318 Seaboard Lane Suite 205 Franklin, TN 37067	142-16-0B-038.00-CO

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, I/WE,

Alana Beth McNeely Nieves and Michael John Nieves, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Ryan Steward and Christina Michelle Steward, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Resubdivision of Lots 37 and 38 Arlington Green, Phase 1 of record in Plat Book 7900, Page 335, 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. 38 fronts 61.00 feet on the Southwesterly margin of Brunswick Place and extends back 202.17 feet on the Northeasterly line and 129.77 feet on the Southeasterly line to a dead line in the rear, measuring 212.15 feet thereon.

Being the same property conveyed to Michael Nieves by Warranty deed from Thomas

Curry, a single man of record in Instrument No. 20060502-0050713 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 02, 2006. (Value of consideration shown in aforementioned deed $318,000.00.)

Being the same property conveyed to Michael Nieves and wife, Alana B. Nieves, husband and wife, as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from Michael Nieves, a married man, and joined by his spouse Alana B. Nieves of record in Instrument No. 20090407-0031597 Register's Office for Davidson County, Tennessee, dated March 11, 2009 and recorded on April 07, 2009. (Value of consideration shown in aforementioned deed $1.00.)

Being also known as 317 Brunswick Place Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 317 Brunswick Place, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of November, 2020.

Alana Beth McNeely Nieves by Michael John Nieves, her Attorney-in-fact

Alana Beth McNeely Nieves by Michael John Nieves, her Attorney-In-Fact

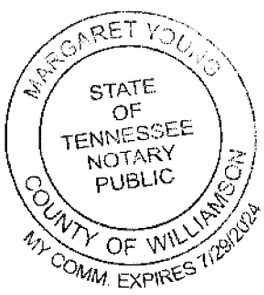
Michael John Nieves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alana Beth McNeely Nieves*** and **Michael John Nieves*** 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.

*Individually and as Attorney-In-Fact for Alana Beth McNeely Nieves

Witness my hand and official seal at Brentwood, Tennessee this 17th day of November, 2020.



Notary Public
My Commission Expires:

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

