Karen Johnson Davidson County
Batch# 558603 DEEDWARR
01/21/2021 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,106.85
20210121-0009333

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,690.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of January, 2021 .

Notary Public

MY COMMISSION EXPIRES: 4/30/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Creighton Titus		104-05-0-268.00
(NAME)	(NAME)	
106 Craighead Ave	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 considerations, the receipt of which is hereby acknowledged, I **Catherine Ann West**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Creighton Titus, an unmarried man and Ashlin Hamilton, an unmarried woman, as joint tenants with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly 40 feet front and 30 feet rear of Lot No. 448 and the southerly 10 feet of Lot No. 447 on the Map of Richland Realty Company's Division "C" of Record in Book 42] , Page 31, of the Register's Office for said County.

SAID parts of Lot Nos. 447 and 448 adjoin and front together 50 feet on the easterly side of Craighead Street and extend back 208 feet, more or less, on the southerly line and 216 feet, more or less, on the northerly line to an alley in the rear, measuring 40 feet hereon.

Being the same property conveyed to Murray D. Chapple and wife, Catherine M. Chapple by Warranty Deed from Jean H. Early (unmarried), dated 10/22/1982 and recorded 10/26/1982, of record in Book 5955, Page 86, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine Ann Maddox Chapple by Quitclaim Deed from Murray David Chapple, dated 11/10/1986 and recorded 11/24/1986, of record in Book 7049, Page 513, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce entered in the case of Murray D. Chapple vs Catherine M. Chapple, Docket No. 86D-2595, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 106 Craighead Ave, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 21st day of January, 2021.

Catherine Ann West

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine Ann West, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of January, 2021.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 1/21/2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

