Being re-recorded to correct notary acknowledgement.

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Catherine L Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/09/06 10:41 2 pg
Fees:12.00 Taxes:0.00
20061109-0139465

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/05/06 11:38 2 pgs
Fees:13.00 Taxes:407.00
[redacted]
20060905-0109134

b-5159

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine L. Dodd	Same As New Owner	059-16-0-192.00
(NAME)	(NAME)	
301 Davis Park Dr.		
(ADDRESS)	(ADDRESS)	RE-RECORD
Smyrna, Tn 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Melvin D. Jarrett, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine L. Dodd, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the west margin of Old Matthews Road, formerly Manila Street, approximately 350.00 feet north of the intersection of Old Matthews Road and Chris Street. Said parcel being Lot 8 of Hickory Heights, not of record, by Z.J. Wilkinson, dated May 22, 1948 and being more particularly described as follows:

Beginning at an iron pin set in the westerly right of way of Old Matthews Road, said pin being the northeast corner of Lot 7 and the southeast corner of the herein described lot, thence, leaving Old Matthews Road with the North line of Lot 7, North 84 degrees 06 minutes 58 seconds West, 150.00 feet to an iron pin; thence with the east line of Lot 38, North 06 degrees 16 minutes 31 seconds East 50.00 feet to an iron pin, said pin being the northwest corner of subject lot and the southwest corner of Lot 9; thence, with the south line of Lot 9, South 84 degrees 06 minutes 58 seconds East, 150.00 feet to an iron pin set in the westerly right of way of Old Matthews Road, said pin being the southeast corner of Lot 9 and the northeast corner of subject lot; thence South 06 degrees 16 minutes 31 seconds East, 50.00 feet to the point of beginning.

Being the same property conveyed to Melvin D. Jarrett, a married man by deed from P.T. Development, LLC dated September 28, 2001 of record in Instrument No. 20020109-0003457, said Register's Office for Davidson County, Tennessee.

Denise K. Jarrett joins in this conveyance to relinquish any right she may have in and to the property herein described by virtue of marriage to Melvin D. Jarrett.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2865 Old Matthews Road, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 hand this 28th day of August, 2006.

Melvin D. Jarrett

Denise K. Jarrett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin D. Jarrett and Denise Jarrett* the bargainor (s), 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.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of August, 2006.

*also known as Denise K. Jarrett

Commission expires: 11/10/08

Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027