WARRANTY DEED

Return:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
700747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2007.

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Jones	New Owner	**Map 82-13**
(NAME) **906 Jackson Street**	(NAME)	**Parcel 41.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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, WE, **NETTIE BLAIR, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID M. JONES AND CARLOS SHIVERS, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** NOT AS TENANTS IN COMMON, 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 part of Lot No. 183 in the Judge John McNairy Mansion House Tract, a plan of which is of record in Book 9, on the front fly leaf, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jackson Street 98 ½ feet westerly from the westerly margin of 9th Avenue, North, formerly McLemore Street and running westwardly with the northern margin of Jackson Street 32 ½ feet; thence at right angles northerly about 129 feet to a contemplated alley; thence easterly parallel with Jackson Street 32 ½ feet; thence southerly and parallel with McLemore Street 129 feet to the beginning.

Being the same property conveyed to Nettie Blair by Quitclaim Deed from Ronnie Evans recorded on April 11, 2003 in Instrument No. 20030411-0048336, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: 2007 real property taxes have been paid and assumed by the grantee(s), and all matters appearing on the plan of record in Book 9, Front fly leaf, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 906 Jackson Street, Nashville, TN 37208

(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 16th day of November, 2007.

Davidson County DEEDWARR
Recvd: 11/27/07 10:49 2 pgs
Fees:13.00 Taxes:580.90

20071127-0137561

Nettie Blair

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Nettie Blair the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2007.

Commission expires:



Robert L. Scruggs

Notary Public