WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/08 12:36 2 pgs
Fees:13.00 Taxes:1387.50
20080826-0087655

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2008

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

File No.: 2008080006

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia L. Harman	Access National Mortgage Corporation	083-07-0 018.00
(NAME)	(NAME)	
5 Waters Avenue	1800 Robert Fulton Drive, Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Reston, VA 20191	
(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/WE, James M. Jacanin, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia L. Harman, unmarried, 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 the East 58 feet front of Lot No. 9 and the West 9 feet of Lot No. 8 on the Map of George C. Waters Addition as of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee. Said parts of Lots 8 and 9 adjoin and front together 67 feet on the North side of Waters Avenue and run back between lines 160 feet to a 12 foot alley in the rear.

Being the same property conveyed to James M. Jacanin, a married man by Warranty Deed from Donald H. Phillips, unmarried, dated July 31, 2007 and recorded in Instrument Number 20070802-0091981, Register's Office for Davidson County, Tennessee.

*Melissa F. Jacanin joins in the execution of this instrument to convey any interest she may have in subject property by virtue of his marriage to James M. Jacanin.

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 5 Waters Avenue, Nashville, TN 37206
(House Number) (Street) (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/our hand(s) this 18th day of August, 2008.

James M. Jacanin

Melissa F. Jacanin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James M. Jacanin and Melissa F. Jacanin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 18th day of August, 2008.

Notary Public

My Commission Expires 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206