File No. 290900010S

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 02/28/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Christiansen	NEW OWNER	147-6-050
(NAME)	(NAME)	
252 Blackman Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **WE, Jerry R. Jared and wife, Leslie L. Jared,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel L. Christiansen, unmarried**, hereinafter called the grantee(s), 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. 60 on the Plan of Section One (Revised) Caldwell Hall, as of record in Plat Book 2900, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerry R. Jared and wife, Leslie L. Jared by Deed dated June 29, 1981 from Steven T. Townsend and wife, Betty S. Townsend of record in Deed Book 5765, page 228, Register's Office for said County.

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 2900, Pages 57 thru 59, Register's Office of said County.

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 ☒ property, known as 252 Blackman Rd, Nashville, TN 37211
(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), heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20090081037 DEEDWARR
Recvd: 12/01/09 11:47 2 pgs
Fees:13.00 Taxes:606.80
20091201-0109811

Witness my/our hands this 25th day of November, 2009.

Jerry R. Jared by Rachel V. Brooks atty in fact
Jerry R. Jared

Leslie L. Jared by Rachel V. Brooks atty in fact
Leslie L. Jared

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rachel V. Brooks, with whom I am personally acquainted and who proved to be the attorney in fact of Jerry R. Jared and Leslie L. Jared and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand at office this 25th day of November, 2009.

Commission expires:

Tonja R
Notary Public

File Number: 290900010S

RETURN TO:

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012