WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045719 DEEDWARR
Recvd: 06/10/15 10:39 2 pgs
Fees:13.00 Taxes:1047.10
20150610-0054680

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Birnbaum and Stephanie Chiang	Same as new owner	083-07-0-202
(NAME)	(NAME)	
902 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	,	
(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, THOMAS H. JARRETT, GINGER L. JARRETT AND ROBERT TRAVIS JARRETT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY BIRNBAUM AND STEPHANIE CHIANG, 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:

Beginning at a point in the westerly margin of Riverside Drive, 75 feet north of the north margin of Eastland Avenue; thence westerly 159.6 feet to the east right of way line of the L & N Railroad; thence with the margin of said right of way line, northerly along a slight curve 75 feet, more or less, to a point; thence easterly 164.12 feet to the west margin of Riverside Drive; thence with the margin of the same, southerly 75 feet to the beginning.

Being part of the same property conveyed to Thomas H. Jarrett, Ginger L. Jarrett and Robert Travis Jarrett, as joint tenants with the right of survivorship, of record as Instrument No. 20081208-0118547, dated December 3, 2008, said Register's Office.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; and any and all restrictions and easements of record, said Register's Office for Davidson County.

unimproved ☐

This is improved ☒ property, known as 902 Riverside Drive, Nashville, TN 37206
(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 our hands this 3rd day of June, 2015.

Thomas H. Jarrett by: Ginger Jarrett his atty in fact
Thomas H. Jarrett
By: Ginger L. Jarrett, his attorney in fact

Ginger L. Jarrett

Robert Travis Jarrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ginger L. Jarrett and Robert Travis Jarrett, the within named bargainors, 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 Nashville this 3rd day of June, 2015

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/6/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ginger L. Jarrett, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Thomas H. Jarrett, as his duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Thomas H. Jarrett.

Witness my hand and official seal at Nashville, this 3rd day of June, 2015

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/6/17