Return to:
Limestone Title + Escrow
2488 Jackson Meadows Dr
Hermitage Tn 37076

BILL GARRETT, Davidson County
Trans:T20150082667 DEEDWARR
Recvd: 09/29/15 09:59 2 pgs
Fees:13.00 Taxes:469.53
20150929-0098661

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0712HV

STATE OF TENNESSEE
COUNTY OF Davidson

~~THE ACTUAL CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$126,900.00~~.

Affiant

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of September, 2015.

Notary Public
Commission Expires: 11-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jamari Brown 759 Ringgold Dr. Nashville, TN 37207	new owner	059-14-0-083.00

WARRANTY DEED

FOR AND IN 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,

Andre Southall and Alaina Southall, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamari Brown, an unmarried man

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 Lot No. 21 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 65 feet on the southerly side of Ringgold Drive and runs back between parallel lines, 135 feet to a dead line.

BEING the same property conveyed to Andre Southall by Quitclaim Deed from Alphonso Southall and Mable E. Southall (subject to a life estate), dated 5/22/00 and recorded 5/22/00 in Instrument Number 2000522-0051135; said Register's Office. Alphonso Southall died on 01/15/2012 and Mable E. Southall died on 02/17/2004, extinguishing the Life Estates.

Also being the same property previously conveyed Alphonso Southall and wife, Mable E. Southall by Warranty Deed from Jones Lumber Company, Incorporated, dated 5/4/66 and recorded 5/5/66 in Book 4013, Page 540, Register's Office for Davidson County, Tennessee.

***Alaina Southall joins in this conveyance to convey any and all interest she may have to the subject property, including marital interest.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) Restrictive Covenants of record in Book 3829, Page 720, as amended in Book 3840, Page 404, said Register's office.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 759 Ringgold Dr., Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of September, 2015.

Andre Southall

Alaina Southall

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andre Southall and Alaina Southall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of September, 2015.

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)