WARRANTY DEED

File #16084

BILL GARRETT, Davidson County
Trans:T20160015315 DEEDWARR
Recvd: 02/24/16 15:26 2 pgs
Fees:13.00 Taxes:1221.00
20160224-0017765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisa Vazzana	LEGACY HOME LOANS LLC.	-147-05-0-167.00
(NAME)	(NAME)	
4932 Salem Drive	4025 HILLSBORO RD. STE. 601	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5116	NASHVILLE, TN 37215	
(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, **Jessica Krebs f/k/a Jessica S. Jolley,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elisa Vazzana, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 32 on the Plan of Section 1, Caldwell Country Estates, or record in Book 2663, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 150 feet of the Northeasterly side of Salem Drive and runs back between parallel lines 228.40 feet to a dead line.

Being the same property conveyed to Jessica S. Jolley by Quitclaim deed from Leonard Jolley and wife, Joanne Jolley of record in Instrument No. 20130823-0089240 Register's Office for Davidson County, Tennessee, dated August 21, 2013 and recorded on August 23, 2013. The said Jessica S. Jolley having since married and is now known as Jessica Krebs. Mark Krebs hereby joins in this conveyance to convey any interest he may have in the subject property as the spouse of Jessica Krebs.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4932 Salem Drive, Nashville, TN 37211-5116

(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 22nd day of February, 2016.

Jessica Krebs by Mark Krebs, as attorney-in-fact

Jessica Krebs, by Mark Krebs, as attorney-in-fact

Mark Krebs

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22 day of February, 2016, before me personally appeared Mark Krebs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jessica Krebs, and who acknowledged that he/she executed the same as the free act and deed of Jessica Krebs pursuant to a validly executed power of attorney recorded simultaneously herewith in Instrument No. 20160224-0017764, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 22nd day of February, 2016.

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

My Commission Expires: 12-18-19

NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

State of Tennessee

County of Davidson

On this 22nd day of February, 2016 before me personally appeared Mark Krebs, with whom I am personally aquainted and who acknowledged that he executed the within instrument for the purposes therin contained.

Witness my hand and official seal at office, this 22 day, of February, 2016.

Notary Public

Commission expires: 12-18-19

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY