BILL GARRETT, Davidson County
Trans:T20160052987 DEEDWARR
Recvd: 06/22/16 09:40 2 pgs
Fees:13.00 Taxes:740.00
20160622-0063767

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of June, 2016, by and between Thaddeus Ealey Flournoy, married, party of the first part, and Benjamin D Jelsma, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 20 on the Map of Haslams Plan of Lots, as of record in Book 21, Page 17 Register's Office for said County. Said lots adjoin and front together 100 feet on the easterly side of Warren Street and run back between parallel lines 146 feet to an alley.

Being all or part of the same property conveyed to Being a part conveyed to Thaddeus Ealey Flournoy by virtue of that certain Quit Claim Deed dated May 9, 1984, at Book 6289, Page 932 in the Register's Office of Davidson County, Tennessee.*Seller warrants that he has never occupied said property.*

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 21, Page 17 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Thaddeus Ealey Flournoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Thaddeus Ealey Flournoy, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of June, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Benjamin D Jelsma
1509 Deep Woods Trail
Brentwood, TN 37027

Tax Parcel No 08116062200

Property Address: 1012 Warren Street
Nashville, TN 37208

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $200,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of June, 2016.

Notary Public

My Commission Expires:_____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018