BILL GARRETT, Davidson County
Trans:T20160081531 DEEDWARR
Recvd: 09/16/16 15:12 2 pgs
Fees:13.00 Taxes:895.40
20160916-0097770

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Ste. 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 08302033900

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Jamie Day
1505 SENIER CT.
NASHVILLE, TN 37204

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LATOYA MCEWEN, AN UNMARRIED WOMAN, MICHAEL JACKSON, AN UNMARRIED MAN, LAKEESHA LASHONDA JACKSON, AN UNMARRIED WOMAN AND NATHAN MCEWEN, AN UNMARRIED MAN** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JAMIE DAY and CHANEY MOSLEY** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County,Tennessee, being Lot No. 4 on the Final Plat of Hobson Chapel Subdivision, of record in Book 7900, page 776, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completre description.

BEING the same property conveyed to Patricia L. Jackson, unmarried, by Warranty Deed from Nashville Area Habitat for Humanity, Inc. dated June 15, 1995 appearing of record in Book 9702, page 269, of the Register's Office of Davidson County, Tennessee.

The said Patricia L. Jackson died Intestate, May 30, 2016. The said property was bequeathed to Latoya McEwen, Michael Jackson, Lakeesha LaShonda Jackson and Nathan McEwen by Affidavit of Heirship dated JULY 20, 2016 of record in ~~Book~~ INSTRUMENT # ~~Page~~ # 20160722-0075740 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 7900, page 776, Register's Office for Davidson County, Tennessee:

This is improved property known as 400 Chapel Avenue, Nashville, TN, 37206.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

[Space Below This Line For Recording Data]

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9th day of September, 2016.

LaToya McEwen

Nathan McEwen

Michael Jackson

Lakeesha LaShonda Jackson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Latoya McEwen, Michael Jackson, Lakeesha LaShonda Jackson and Nathan McEwen,, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 9th day of September, 2016.

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-5-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$249,000.00~~ * which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

* $242,000.00

AFFIANT

Sworn to and subscribed before me this 9th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 11-5-18

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

---------- [Space Below This Line For Recording Data] ----------