BILL GARRETT, Davidson County
Trans:T20160088628 DEEDWARR
Recvd: 10/07/16 12:16 2 pgs
Fees:13.00 Taxes:529.10
20161007-0106409

MARIO JARA

TO: ***WARRANTY DEED***

KEITH D. PROFFITT

THIS DEED OF REALTY, executed as of the 4th day of October, 2016, by Grantor, MARIO JARA, unmarried, to Grantee, KEITH D. PROFFITT, single man,

Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and/or assigns forever, in fee simple, certain realty situated in the 11th Civil District of Davidson County Tennessee, and bounded and described as follows:

> Land in the 11th Civil District of Davidson County, Tennessee, being part of an unnumbered tract lying west of Tract "C" on the unrecorded plan of Marthonna, and described as follows:
>
> Beginning at a point in the easterly margin of Graycroft Road, the southwest corner of the property conveyed to Edwin Morton Carter, Jr., and wife by deed from James O. Jones and wife, as of record in Book 2695, Page 501, Register's Office for Davidson County, Tennessee; thence eastwardly with the southerly line of said Carter property 268 feet, more or less, to a point in the westerly line of Block "C" on an unrecorded Map of Marthonna; thence with the westerly line of said Block southerly 100 feet to a point, the northeast corner of the property conveyed to John E. Huffine and wife, by deed from George P. Howell, et al, as of record in Book 2643, Page 135, said Register's Office, and by deed of correction of record in Book 2742, Page 224, said Register's Office; thence with the northerly line of said Huffine property westwardly 269.1 feet, more or less, to a point in the easterly margin of said Graycroft Road; thence with the margin of the same, northerly 100 feet to the point of beginning.
>
> BEING the same property conveyed to Mario Jara, unmarried, by Warranty Deed from John Clark, Jr., and wife, Amy Clark, dated April 30, 2007 and recorded May 4, 2007 at 11:59 AM of record Instrument #20070504-0053772, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (1) 2016 taxes which have been prorated and are assumed by Grantee, (2) will forever warrant and defend the title unto Grantee and to his heirs and/or assigns against all lawful claims; subject, however, to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5599, Page 949, in the Register's Office for Davidson County, Tennessee, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

MARIO JARA Grantor

STATE OF MINNESOTA

COUNTY OF Hennepin

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mario Jara, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 1st day of October, 2016.

NADIRA SINGH RAMSAROOP
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/19

Notary Public
My Commission Expires: 01/31/19.

Property Owners Name and Address:

KEITH D. PROFFITT
115 S. Graycroft Ave
Madison, TN 37115

Person Responsible for Payment of Taxes:

CHURCHILL MORTGAGE CORP
761 Old Hickory Blvd, Suite 400
Brentwood, TN 37027

PROPERTY ADDRESS: 115 S. GRAYCROFT AVE., MADISON, TN 37115
Map and Parcel No. 042-15-0-010.00

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $143,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of October, 2016.

TAMMY S. LEMLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: 8-13-19

This instrument was prepared by:
Christina M. Bartee
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172