WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/16 13:58 3 pgs
Fees:18.00 Taxes:740.00
20161011-0107492

O-KW-16-603-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/25/18
(AFFIX SEAL)

LEWIS BRONSON MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James L. Mylcraine and Deborah L. Mylcraine	James L. Mylcraine and Deborah L. Mylcraine	
(NAME) **603 Nashua Lane**	(NAME) 1006 Lakeside Dr	**091-05-0-218.00**
(ADDRESS) **Nashville, TN 37209-1221**	(ADDRESS) Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER W. JARRETT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES L. MYLCRAINE AND DEBORAH L. MYLCRAINE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 12, Mosswood Heights, Section 2, as shown on plat of record in Plat Book 4175, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher W. Jarrett, an unmarried man by Warranty Deed from Sandra Chamberlain, unmarried, of record in Instrument No. 20100608-0044424, Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded on June 08, 2010.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent;
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 155, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 4469, Page 735, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **603 Nashua Lane, Nashville, Tennessee 37209-1221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF OCTOBER, 2016.

Christopher W. Jarrett by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 CHRISTOPHER W. JARRETT, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER W. JARRETT.

Witness my hand and official seal, this the 11th of October, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 11 day of Oct, 2016

Notary's Signature

My Commission Expires: 8·25·18

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY