WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112668 DEEDWARR
Recvd: 12/21/16 15:05 2 pgs
Fees:13.00 Taxes:1217.30
20161221-0134403

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/2017

(AFFIX SEAL)

MICHELLE W. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~Joe~~ Joseph Doctora	New Owner	082-13-0-041.00
(NAME)	(NAME)	
906 Jackson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 considerations, the receipt of which is hereby acknowledged, we, **David M. Jones and Carlos Shivers, joint tenants with the right of survivorship,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto ***~~Joe~~ Joseph Doctora and Monica Doctora, husband and wife**, hereinafter called the GRANTEE(S), 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 part of Lot No. 183, in the Judge John McNairy Mansion House Tract, a plan of which is of record in Book 9, on the front fly leaf, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jackson Street 98 1/2 feet westerly from the westerly margin of 9th Avenue, North, formerly McLemore Street and running westwardly with the northern margin of Jackson Street 32 1/2 feet; thence at right angles northerly about 129 feet to a contemplated alley; thence easterly parallel with Jackson Street 32 1/2 feet; thence southerly and parallel with McLemore Street 129 feet to the beginning.

Being the same property conveyed to David M. Jones and Carlos Shivers, joint tenants with the right of survivorship, by Warranty Deed from Nettie Blair, unmarried, dated 11/16/2007, recorded 11/27/2007 of record in Instrument No. 20071127-0137561, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Book No. 9, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 906 Jackson Street, Nashville, TN 37208

(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 GRANTEE(S), 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), 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 our hands this 16th day of December, 2016.

David M. Jones

Carlos Shivers

State of Tennessee
County of Wilson

Personally appeared before me David M. Jones and Carlos Shivers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of December, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122