THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16119968**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $445,636.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2016. Notary Public My Commission Expires: 4/19/2017

DEBBIE A MITCHELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: David Matthew Jones and Carlos Shivers 1016 Jackson Street Nashville TN 37208-3150	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-16-0-595.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennie Hagler n/k/a Jennie Guiling, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Matthew Jones and Carlos Shivers a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. Easterly One-Half of Lot No. 18 on the Plan of B. W. Hall's Addition to Nashville of record in Plat Book 17, Page 261, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 18 fronts 25 feet on the North side of Jackson Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jennie Hagler by Warranty deed from Renasant Bank of record in Instrument No. 20100428-0032400 Register's Office for Davidson County, Tennessee, dated April 27, 2010 and recorded on April 28, 2010.

Justin Hal Guiling joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Jennie Hagler n/k/a Jennie Guiling.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 17, Page 261, Register's Office for Davidson County, Tennessee.

This is improved property located at 1016 Jackson Street Nashville TN 37208-3150

Davidson County DEEDWARR
Recvd: 01/03/17 15:38 3 pgs
Fees:18.00 Taxes:1648.85
20170103-0000550

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22nd day of December, 2016.

Jennie Guiling

Justin Hal Guiling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennie Guiling and Justin Hal Guiling, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2016.

Notary Public
My Commission Expires: 3/25/18

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

