WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001060 DEEDWARR
Recvd: 01/05/17 10:31 2 pgs
Fees:13.00 Taxes:1387.50
20170105-0001222

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2016

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jonathan Gardner	Fidelity Bank	61-12-199
(NAME)	(NAME) S-700	
1152 Greenland Avenue	3 Corporate Square	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Atlanta GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162946

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, MAE JAMES**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JONATHAN GARDNER, A SINGLE MAN**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Westerly 100 feet of Lot No. 26 on the Map of the Subdivision of the Greenland Tract, as of record in Book 421, page 40, Register's Office for Davidson County, Tennessee

Said part of Lot No. 26 fronts 100 feet on the Southerly side of Greenland Avenue and runs back from the center of said Avenue 430.3 feet on the Westerly line and 440 feet, more or less, on the Easterly line to the Southerly line of said subdivision, measuring 100 feet thereon.

BEING the same property conveyed to Johnnie J. James and wife, Mae James by Warranty Deed from Elma P. Richards, single person dated June 10, 1983 and filed of record in Book 6073, page 953, Register's Office for Davidson County, Tennessee. The said Johnnie J. James is now deceased, leaving the said Mae James, the surviving tenant by the entirety and sole owner of said land.

Unimproved ☐

This is improved ☒ property, known as 1152 Greenland Avenue, Nashville, TN 37216
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of December, 2016

Mae James

Mae James

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mae James, 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, at office, this 30th day of December, 2016.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY