WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20170006033 DEEDWARR
Recvd: 01/23/17 08:27 2 pgs
Fees: 13.00 Taxes: 1243.20

20170123-0006788

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-3-2020

(AFFIX SEAL)

KRISTEN JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angelique Jackson	MCS Mortgage Bankers, Inc.	187000107.00
(NAME)	(NAME)	
6892 Burkitt Road	20 Oak Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Patchogue, NY 11772	
(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, I, **Sharen Jantz, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Angelique Jackson, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 Lot No. 4 on the Plan of BUCHANAN ACRES, as of record in Plat Book 6900, Page 413, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Neville Kenneth Jantz and wife, Sharen Jantz by Deed dated 4/05/2001 from Robert F. Montgomery and wife, Wendy R. Montgomery of record in Instrument Number 20010410-0035446, Register's Office for Davidson County, Tennessee. **The said Neville Kenneth Jantz having since passed away on 8/04/2010 leaving Sharen Jantz as the fee simple owner of subject property as the surviving tenant by the entirety.**

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 7346, page 864 and Instrument Number 20110311-0019592, Register's Office for said County.

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 6892 Burkitt Road, Antioch, TN 37013

(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), her heirs and/or 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), her heirs and/or 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 hand this 11th day of January, 2017.

Sharen Jantz

Sharen Jantz

State of Arizona
County of Pinal

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sharen Jantz**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of January, 2017.

Olivia N. Hammons

Notary Public
My Commission Expires: 3/18/2019

OLIVIA N. HAMMONS
Notary Public - Arizona
Pinal County
My Comm. Expires Mar 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167