WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170007526 DEEDWARR
Recvd: 01/26/17 09:59 2 pgs
Fees: 13.00 Taxes: 406.63

20170126-0008466

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DONNA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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
Julie Kay Hunt	NEW OWNER	135-12-0A-016.00-CO
(NAME)	(NAME)	
2031 Nashboro Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **Brittney Jarrett and Kyle Jarrett, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Julie Kay Hunt, an unmarried person**, 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 the 2nd Civil District of Davidson County, Tennessee.

Said interest being Unit 2031 of Nashboro Village Twelve (12) Condominium, and Garage Unit No. 2035 G of said Condominium, as shown on Master Plot Plan for Nashboro Village Twelve (12) Condominium., prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee; together with all right; title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve (12) Condominium, recorded in Deed Book 4827, Page 30, aforesaid recorded on June 20, 1974 and Amendment of record in Book 6153, Page 252, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 1.76% interest in the Common Elements of the Nashboro Village Twelve (12) Condominium.

Being the same property conveyed to Brittney Jarrett and Kyle Jarrett, wife and husband by Warranty Deed from Calvin Y. Thurman, widow, dated September 16, 2016, recorded September 19, 2016 at Instrument No. 20160919-0098242; also being the same property conveyed to Calvin Y. Thurman and wife, Brenda J. Thurman by Limited Warranty Deed from 2154 Trading Corporation, a New York Corporation, dated March 24, 1978, and recorded on April 21, 1978 at Book 5276, page 185, in the Register's Office for Davidson County, Tennessee. The said Brenda J. Thurman died on 03/04/2010, leaving the said Calvin Y. Thurman the sole surviving tenant by the entirety.

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 2031 Nashboro Boulevard, Nashville, TN 37217

(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 our hands this 17th day of January, 2017.

Brittney Jarrett

Kyle Jarrett

State of Tennessee
County of Wilson

Personally appeared before me Brittney Jarrett and Kyle Jarrett, 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 17th day of January, 2017.

Notary Public Tracey Trumphour - MJ
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