BILL GARRETT, Davidson County
Trans:T20170017435 DEEDWARR
Recvd: 02/28/17 15:22 2 pgs
Fees:13.00 Taxes:1628.00

20170228-0019938

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2017.

Notary Public
My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Legan 1004 Spain Ave Nashville, TN 37216	First Community Mortgage 262 Robert Rose Dr. #101 Murfreesboro, TN 37129	072-09-0-174.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Alfonzo Jordan, widower,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarah Legan, unmarried and Harry Legan, married, as joint tenants with rights of survivorship,** 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:

Land in Davidson County, Tennessee, being the Easterly 90 feet of Lot No. 40 on the Map of Bush Spain's Subdivision of the Zack Stull lands, as of record in Book 161, Page 129, said Register's Office.

Said part of Lot No. 40 fronts 90 feet on the Southerly side of Sapin Avenue and extends back between lines 165 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Allene Jordan to Allene Jordan and Alfonzo Jordan, as tenants by the entireties, as recorded on the 1st day of April, 1991 in Deed Book 8320, Page 811 and Warranty Deed from Dorris E. Bennett, Jr. and wife, Deborah Lynn Bennett to Allene Jordan, as recorded on the 12th day of June, 1990 in Deed Book 8129, Page 857, in the Register's Office of Davidson County, Tennessee. The said Allene Jordan died on August 21, 2016 leaving Alfonzo Jordan as surviving tenant by the entirety.

This is Improved property located at: 1004 Spain Ave, Nashville, TN 37216

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2017.

Alfonzo Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alfonzo Jordan**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of February, 2017.

Notary Public
My Commission expires: ~~2/25/20~~ DB
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019