39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170027488 DEEDWARR
Recvd: 03/31/17 15:43 2 pgs
Fees: 13.00 Taxes: 1533.65
20170331-0031774

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18 (AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Suzanna C. Best	Mortgage Investors Group	091023S001.00
(NAME)	(NAME)	
6005 A Pennsylvania Avenue	8320 E. Walker Springs Lane # 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jimmy Nelson Green Jr. AKA Jimmy N. Green Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Suzanna C. Best, a single woman,** 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 Unit A of 6005 Pennsylvania Avenue Townhomes, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151103-0119060, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the Bylaws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description thereof.

Being part of the same property conveyed to Jimmy Nelson Green, Jr., aka Jimmy N. Green, Jr. by deed dated December 4, 2014 from Ronnie Ray Arnett of record in Instrument No. 20141209-0112829, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6005 A Pennsylvania Avenue, Nashville, TN 37209
(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 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. 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/our hands this 30th day of March, 2017.

Jimmy Nelson Green Jr. AKA Jimmy N. Green Jr.

State of Tennessee
County of Davidson

Personally appeared before me Jimmy Nelson Green Jr. AKA Jimmy N. Green Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2017.



Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 17-Best