	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **280,000.00.** Affiant Subscribed and sworn to before me, this the 28 day of APRIL, 2017 Notary Public My commission expires: 8-20-2019 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN T. COOLEY	John T. Cooley	**092-10-1-118.00**
2945 Torbett Street	320 11th Ave S Apt 254	
Nashville, TN 37209	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jamar Jackson and Tiffany Jackson, husband and wife,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John T. Cooley, married 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:

Land in Davidson County, Tennessee, being Lot(s) 79, as shown on the map entitled T. M. Steger's Clifton Pike Subdivision, of record as Plat Book 421, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMAR JACKSON AND TIFFANY JACKSON, by deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20120524-0045231, dated May 23, 2012, said Register's Office.
THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2945 Torbett Street, Nashville, TN 37209.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

BILL GARRETT, Davidson County
Trans:T20170036328 DEEDWARR
Recvd: 05/01/17 10:02 2 pgs
Fees:13.00 Taxes:1036.00
20170501-0042299

Witness my/our hand(s) this 28th day of April, 2017.

Jamar Jackson

Tiffany Jackson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jamar Jackson and Tiffany Jackson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th day of April, 2017.**

Notary Public

My Commission Expires: 8.20.2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY