BILL GARRETT, Davidson County
Trans:T20170053786 DEEDWARR
Recvd: 06/23/17 08:48 2 pgs
Fees:13.00 Taxes:25.90
20170623-0063175

Please send Deed & Tax Statements to the new owner:

Jonathan Edward Sewell
477 Chestnut St
Nashville, TN 37203

This instrument prepared by the parties involved above.

Map #105-040 Parcel #29400

Address of Property:
0 Creek St.
Nashville, TN

Warranty Deed

For and in consideration of the sum of Seven Thousand Dollars ($7,000), cashier's check paid in hand, the receipt and sufficiency being hereby acknowledged, I, Tracey Waller have bargained and sold and do hereby transfer and convey unto Jonathan Sewell, his heirs and assigns, a certain tract or parcel of land lying and being located in Davidson County, State of Tennessee, described as follows:

Certain real estate in Davidson County, Tennessee, as follows: And according to a survey made by George W Watkins dated May 1974, as follows:

Said part of Lot No. 28, of the Old Fairgrounds Subdivision, fronts 30 feet on the west side of Creek Street, and extends back between lines 180 feet on the north line, bordering Roy Thomas' lot, and 172 feet on the south side or line to and extending over an old fence line.

And being the same property conveyed to Dennis L. Cason and wife Alice F Cason by Warranty Deed of The Home Owners Enterprises, Incorporated dated the 24th day of April, 1990, and of record in Book 8100, page 459, Registers Office of Davidson County, Tennessee.

And being the same property conveyed to Tracey Waller by Quitclaim Deed of William Thomas King and wife Alice F King (formerly Alice F Cason, widow of Dennis L. Cason) in carrying out the last wishes of Dennis L. Cason, dated July 22, 2008, and of record as instrument #QC-20080722 0075141 with the Registers Office of Davidson County, Tennessee.

To have and to hold the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said buyers, Jonathan Edward Sewell, his heirs and assigns, forever.

And I do covenant with the said buyers that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered.

The property is unimproved property located at 0 Creek St (Parcel ID: 10504029400).

And I, Tracey Waller, do covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to Jonathan Edward Sewell, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness this signature on the 22nd day of June, 2017.

TRACEY WALLER

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public for said State and County, Tracey Waller, the bargainor, with whom I am personally acquainted and who acknowledges to me they executed this Warranty Deed for the purposes therein contained.

Witness my hand and seal this 22nd day of June, 2017.

NOTARY PUBLIC

JOSEPH BONDI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1-9-2018

STATE OF TENNESSEE
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $7,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 7,000.00
, Affiant
Subscribed and sworn before me this the
23rd Day of June, 2017.
, Deputy Register