BILL GARRETT, Davidson County
Trans:T20170063082 DEEDWARR
Recvd: 07/24/17 10:02 2 pgs
Fees:13.00 Taxes:1295.00
20170724-0074413

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 19TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/03/15~~ 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Dalton and Naomi M. Dalton, husband and wife	New Owner (NAME)	
1108 Browndale ct. (ADDRESS)	(ADDRESS)	041 04 0 097.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Connie L. Jarrett, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John E. Dalton and Naomi M. Dalton, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH METROPOLITAN COUNCILMANIC DISTRICT (FORMERLY 10TH CIVIL DISTRICT) OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 156, DALEMERE SUBDIVISION, SECTION 7, AS OF RECORD IN BOOK 3700, PAGE 123, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE WESTERLY EXTREMITY OF BROWNDALE COURT, BEING THE COMMON CORNER OF LOTS NUMBERS 155 & 156; THENCE NORTH 89 DEGREES 10' WEST 202.52 FEET TO AN IRON PIN; THENCE NORTH 20 DEGREES 10' WEST 218 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 37' EAST 34.93 FEET TO A CONCRETE MONUMENT AND CONTINUING IN THE SAME DIRECTION ANOTHER 122.57 FEET TO AN IRON PIN; THENCE SOUTH 40 DEGREES 08' EAST 214.70 FEET TO THE MARGIN OF BROWNDALE COURT; THENCE SOUTHERLY WITH THE MARGIN OF BROWNDALE COURT 42.80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EDITH LORELLE MABRY, A WIDOW, AN UNDIVIDED 37 - 1/2% INTEREST AND 62 - 1/2% UNDIVIDED INTEREST TO KENNETH S. JARRETT AND WIFE, CONNIE L. JARRETT BY INSTALLMENT DEED FROM JOHN R. CLAIBOURNE, SR. AND WIFE, OZZIE MAE CLAIBOURNE OF RECORD IN BOOK 5795, PAGE 687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO PHILIP ELLIS, TRUSTEE BY QUITCLAIM DEED FROM EDITH LORELLE MABRY & CONNIE L. JARRETT OF RECORD IN INSTRUMENT NO. 20081009-0102483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND WITHIN THE SAME DEED THE SAID PHILIP ELLIS, TRUSTEE CONVEYED HIS INTEREST IN THE SUBJECT PROPERTY TO EDITH LORELLE MABRY & CONNIE L. JARRETT. AND FURTHER CONVEYED TO CONNIE L. JARRETT BY QUITCLAIM DEED FROM EDITH LORELLE MABRY OF RECORD IN INSTRUMENT NUMBER 20100803-0060680, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1108 Browndale Court, Nashville, TN 37207
(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

WARRANTY DEED
(Continued)

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 hand(s) this 19th day of July, 2017.

Connie L. Jarrett

Connie L. Jarrett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie L. Jarrett, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2017.

Mary Birthright

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072