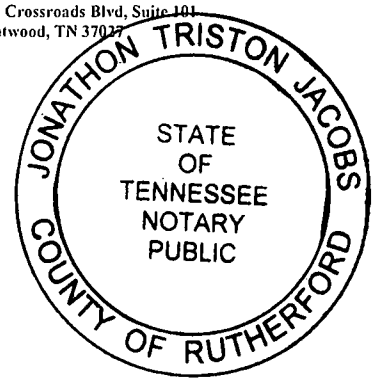
Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2017.

Notary Public
My commission expires: 10-4-21

Address of New Owner:	Send Tax Bills to:	Tax Information
The 1456 Janie Avenue Trust Po Box 160772 Nashville, TN 37216	New owner	072-04-0-270.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tina Michele Ashburn,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Triston Jacobs Trustee of The 1456 Janie Avenue Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Map of Country Club Estates, Block "E" of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Tina Michele Ashburn by Executrix's Deed from Tina Michele Ashburn, Executrix for the Estate of Joyce C. Ashburn, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-1204, dated August 15, 2016 of record as Instrument No. 20160818-0086376, Register's Office for Davidson County, Tennessee.

Being also known as 1456 Janie Avenue, Nashville, Tennessee 37216.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1456 Janie Avenue, Nashville, TN 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20170064437 DEEDWARR
Recvd: 07/27/17 10:28 2 pgs
Fees:13.00 Taxes:888.00
20170727-0076076

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 hand this the 26th day of July, 2017.

Tina Michele Ashburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tina Michele Ashburn,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of July, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017055266

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD