BILL GARRETT, Davidson County
Trans:T20170071422 DEEDWARR
Recvd: 08/17/17 10:02 2 pgs
Fees:13.00 Taxes:1054.50
20170817-0084478

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2017.

Notary Public
My Commission Expires: 8/20/2019

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessie Sellers 2401 Albion Street Nashville, TN 37208	new owner	92-3-161.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Frank Maxwell III**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jessie I. Sellers, 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 Lot No. 172, Block 9, on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frank Maxwell III by Warranty Deed from William Jerome Jackson, dated June 16, 2016, recorded June 17, 2016, of record in Instrument No. 20160617-0061490, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to William Jerome Jackson by Quitclaim Deed from Oscar R. Jackson, Jr., dated April 26, 2005, recorded April 26, 2005, of record in Instrument No. 20050426-0046544, as corrected by Instrument of Correction of Quitclaim Deed of record in Instrument No. 20160617-0061489, said Register's Office, and further, being the same property conveyed to Oscar R. Jackson and wife, Addie M. Jackson by Warranty Deed from Henrie B. Dixon, a widow, dated June 17, 1980, recorded July 17, 1980, of record in Book 5625, page 579, said Register's Office. The said Addie M. Jackson having since died on June 12, 1996, property vesting in Oscar R. Jackson, Jr. by operation of law as sole surviving heir in the entirety. For further reference see Last Will and Testament of Addie McEvans Jackson of record in Book 10163, page 269 and in Instrument No. 20050426-0046533, said Register's Office.

This is improved property located at: 2401 Albion Street, Nashville, TN 37208

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-17-2401

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2017.

Frank Maxwell III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Frank Maxwell III**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of August, 2017.

Notary Public
My Commission expires:

