THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170712656**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $136,000.00. Affiant Subscribed and sworn to before me, this 11th day of August, 2017. Notary Public My Commission Expires: 3/24/2019

BILL GARRETT, Davidson County
Trans:T20170072199 DEEDWARR
Recvd: 08/21/17 09:33 2 pgs
Fees:13.00 Taxes:503.20
20170821-0085469

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Makenzy Rae Davis 110 Bellevue Road, Apt 23 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. **142.15.0A 023.00**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry Allen Jett, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Makenzy Rae Davis, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 23, on the plan of Bellevue Manor Condominiums, a Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, according to the Master Deed of record in Book 5520, Page 203, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 231, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Pamela Hannah Jett and husband, Jerry W. Jett by Warranty Deed from Leah Witcher, a single person of record in Book 11714, Page 538, Register's Office for Davidson County, Tennessee, dated October 20, 1999 and recorded on October 25, 1999.

Jerry W. Jett now being deceased on July 15, 2003 in Davidson County, Tennessee. Pamela Hannah Jett now being deceased on December 21, 2014 in Davidson County, Tennessee and her estate was probated Docket No. 15-P838, Circuit Court of Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Morris E. Hannah, Jr. as Conservator for Jerry Allen Jett granted by Order in Docket No. P-2487, Chancery Court for Cheatham County, Tennessee at Ashland City.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien, which are not yet due and payable.

All matters shown on Plat recorded in Book 5200, page 231.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in

Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Bellevue Manor Condominiums, and recorded in Book 5520, page 203, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 110 Bellevue Road, Apt 23 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of August, 2017.

Morris E. Hannah, Jr. Conservator for Jerry Allen Jett

Morris E. Hannah, Jr., Conservator for
Jerry Allen Jett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally Appeared before me, the undersigned, a Notary Public in and for said County and State, Morris E. Hannah, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jerry Allen Jett and who acknowledged that he executed the same as the free act and deed of Jerry Allen Jett as his legal court appointed Conservator.

Witness my hand, at office, this 11th day of August, 2017.

Nathan L. Powers

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON