WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben Lapp	New Owner	08007006300
(NAME)	(NAME)	BILL GARRETT, Davidson County
401 S. Mt. Juliet Rd., Ste 253-373		Trans: T20170074225 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/25/17 09:47 2 pgs
Mt. Juliet, TN 37122		Fees: 13.00 Taxes: 325.60
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170825-0087449

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ernest V. Jackson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ben Lapp,** 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. 417 Bordeaux Hills, Section 7, as of record in Book 3842, Page 73, Register's Office for said County.

Said Lot No. 417 fronts 55.0 feet on the westerly side of Hospital Lane and runs back between lines, 149.18 feet along its southerly line and 146.94 feet along its northerly line, to a line in the rear, which is a broken line, on which it measures 56.57 feet.

Being the same property conveyed to Ernest V. Jackson by Affidavit of Heirship of record in Instrument No. 20091221-0115897, Register's office for Davidson County, Tennessee, see further Affidavit of Heirships of record in Instrument No. 20170825-0087447 and Instrument No. 20170825-0087448, Register's office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 3365 Hospital Lane, Nashville, TN 37128
(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 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. 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 hands this 23rd day of August, 2017.

Ernest V. Jackson

State of Tennessee
County of Williamson

Personally appeared before me Ernest V. Jackson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of August, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 12357

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020