WARRANTY DEED

Bill Garrett Davidson County
Batch# 1342 DEEDWARR
09/15/2017 01:33:11 PM 3 pgs
Fees: $18.00 Taxes: $466.20

20170915-0094648

File No. TE0003384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-14-19
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TN Real Estate Now, LLC	NEW OWNER	120-02-0-006.00
(NAME)	(NAME)	
PO Box 150979		
(ADDRESS)	(ADDRESS)	
Nashville Tn 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jean M. Mastin,** unmarried HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tn Real Estate Now, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Miro Meadows, as of record in Book 1424, Page 95, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Kermit Drive at the common corner of Lots Nos. 200 and 201; thence Northerly along the line between said lots, 146.3 feet to a point; thence Easterly along the line between Lots Nos. 199 and 200, 83 feet to a point in the Westerly margin of Aladdin Drive; thence Southerly along said margin of said Drive, 122.59 feet to the beginning of a curve; thence around said curve 30.48 feet to a point in the Northerly margin of Kermit Drive; thence Easterly along said margin of said Drive, 53.23 feet to the point of beginning.

Being the same property conveyed to Walter R. Mastin and wife, Jean M. Mastin by Warranty Deed from Ellis Jones, Kenneth E. Jones, Daerolene Sheffield, Mrs. Ruth Mitchell, J. L. Jones and Carl V. Jones, the heirs at law of Jennie B. Jones, deceased, recorded on the 2nd day of December, 1958 in Deed Book 2856, Page 579, in the Register's Office of Davidson County, Tennessee. The said Walter R. Mastin having since died and Jean M. Mastin being the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1304 Kermit Dr, Nashville, TN 37217

(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 hand this 14th day of September, 2017.

Jean M. Mastin by Walter Mastin as attorney in fact
Jean M. Mastin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jean M. Mastin, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of September, 2017.

Notary Public

My commission expires: 12.18.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF
COUNTY OF

Before me, the undersigned Notary, personally appeared Walter R. Mastin known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jean M. Mastin, and who acknowledged that he executed the same as the free act and deed of the said Jean M. Mastin, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office.

* 20170915-0094647

Witness my hand and official seal this 14th day of September, 2017.

NOTARY

My Commission Expires: 12-19-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY