# WARRANTY DEED

Bill Garrett Davidson County
Batch# 2385 DEEDWARR
09/19/2017 03:12:33 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20170919-0096043

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$285,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of September, 2017.

Tabatha Edwards
Notary Public
My Commission expires: 11-5-19
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| MarciEllen Gerber | New Owner | 08208005100 |
| ~~3387 Mimosa Drive~~ 701 Neill Ave | | |
| Nashville, TN ~~37211~~ 37206 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jona Realty, LLC, a Tennessee limited liability company, now known as Jona Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marciellen Gerber, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 54 on the Bransford Realty Companies (Company's) Subdivision of the McWhirter Tract of the Love McFerrin Tract, as of record in Book 421, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Jona Realty, LLC, a Tennessee limited liability company from James H. Keese by Warranty Deed on June 25, 2014, of record in Instrument Number 20140626-0056168, Register's Office for Davidson County, Tennessee. JONA Realty, LLC, changed its name to JONA Development, LLC, of record in Instrument Number 20170609-0058292, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 52, Register's Office for Davidson County, Tennessee.

This is improved property known as: **701 Neill Avenue, Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this September 15, 2017.

**Jona Development, LLC, a Tennessee limited liability company**

**BY:** _____
**Scott Jones, Manager**

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of September, 2017, before me, appeared **Scott Jones**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **Jona Development, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Scott Jones**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/5/18
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206