PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 6885 DEEDWARR
10/03/2017 08:30:30 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20171003-0100938

W & I Ref: (DM) Title No.: 59184
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Jones Ninette Dupreez 1712 Rosewood Avenue Nashville, TN 37212	Same

TAX MAP PARCEL NUMBERS: 11704008800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth L. Moore, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher ~~Jones~~ and Ninette Dupreez,** unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the east 80 feet of Lot No. 267 on the Plan of Belmont Land Company's Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 267 fronts 80 feet on the northerly side of Rosewood Avenue and runs back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Julian W. Moore and wife, Ruth L. Moore by Warranty Deed from Mary Kenner Sadler and husband, Thomas M. Sadler, dated May 3, 1983 and recorded May 4, 1983 of record in Book 6051, page 310, Register's Office for Davidson County, Tennessee. The said Julian W. Moore, has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 421, page 34, said Register's Office.

This is improved property, known as 1712 Rosewood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

True Copy Certification

I, DiAnna Lawhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, DiAnna Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 2017.

Ruth L. Moore

Ruth L. Moore

State of Tennessee

County of Davidson

On this 15th day of September, 2017, before me the undersigned authority, personally appeared Ruth L. Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $535,000.00.

Affiant

Sworn and subscribed before me this 15th day of September, 2017.

Notary

My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY