Prepared By
Record and Return to:
Chapman & [illegible] PLLC, Inc.
2002 Richard [illegible] 203-A
Nashville, TN 37215

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brett Flener	New Owner	071-16-0-148.00
(NAME)	(NAME)	
1317 Montgomery Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Bridgette R. Jordan, XXXXXXXXXXX, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brett Flener, single man, 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 a part of Lot No. 3 on the unrecorded Plan of Essex Place, a subdivision of Lots Nos. 23,24, 25, 26, 50,51, 52, 53, and 54 Belle View Plan. Said Lot is located 100 feet in a Southerly direction from Crockett Street and fronts 50' on the Easterly Side of Montgomery Street and runs back Between Parallel Lines 150' to an alley in the rear on which it measures 50'.

Being the same property conveyed to Bridgette R. Jordan and Ronald Jordan by Warranty deed from David T. Lewis of record in Instrument No. 20060112-0004912 Register's Office for Davidson County, Tennessee, dated January 05, 2006 and recorded on January 12, 2006. Ronald Jordan having since died.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1317 Montgomery Avenue, Nashville, TN 37207
(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.

Bill Garrett Davidson County
Batch# 8426 **DEEDWARR**
10/04/2017 10:54:28 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20171004-0101772

File No.: 10529
TN Warranty Deed

Witness my hand this 28th day of September, 2017.

Bridgette R. Jordan

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of September, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bridgette R. Jordan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

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

My Commission Expires: 11-5-18

Notary Public

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY