Bill Garrett Davidson County
Batch# 14764 DEEDWARR
10/17/2017 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $695.60
20171017-0106451

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Subscribed and sworn to before me, this 17th day of October, 2017.

Notary Public

My commission expires: 1-21e-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melissa Jaynes **Travis Jaynes**	Same	**061-05-0-A-102CO**
736 Maple Pl		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Tansy K. McNulty (formerly known as Tansy K. Hall), a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Travis Jaynes and Melissa Jaynes, husband and wife

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. 1 on the Plan of Phase V, Poplar Glen, of record in Plat Book 7900, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tansy K. Hall, unmarried, by Warranty Deed from Karen M. Rhodes Avant f/k/a Karen M. Rhodes and husband, Curtis Avant, dated March 18, 2007, of record in Instrument No. 20070320-0033944, Register's Office for Davidson County, Tennessee. Tansy K. Hall having since married Dedrian J. McNulty and now being known as Tansy K. McNulty.
Dedrian J. McNulty joins in this execution for the purpose of conveying all his rights and interest, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 7900, page 67, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 7534, Page 591, 7548, Page 612, Book 8036, Page 175, Book 8679, Page 984, and Book 7534, Page 625, said Register's Office.

Easements of record in Book 7337, Page 269, Book 5129, Page 28, Book 5325, Page 322, and Book 4989, Page 430, said Register's Office.

This is improved (X) unimproved (____) property known as 736 Maple Pl, Nashville, TN 37216.

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 in 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 hand(s) this 03 day of OCTOBER, 2017.

Tansy K. McNulty

Dedrian J. McNulty

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, a Notary Public of said County and State, Tansy K. McNulty, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of October, 2017.

CONNOR HAYDEN HERBERT BIDDLE
Notary Public - State of Nevada
County of Clark
APPT. NO. 17-1015-1
My App. Expires Dec. 9, 2020

NOTARY PUBLIC

My Commission Expires: Dec 9, 2020

STATE OF New Mexico

COUNTY OF Otero

Personally appeared before me, a Notary Public of said County and State, Dedrian J. McNulty, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 14 DEC 2021

ERNEST E. TRUEBLOOD, MSC, USAF
PARALEGAL
NOTARY BY FEDERAL STATUTE
10 U.S.C. 1044A
IAW AFI 51-504

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

