THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913466

Bill Garrett Davidson County
Batch# 17591 **DEEDWARR**
10/24/2017 03:00:01 PM 2 pgs
Fees: $13.00 Taxes: $624.93

20171024-0109081

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $168,900.00.

Affiant

Subscribed and sworn to before me, this23rd day of October, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Raymond Willett 1405 HAYSBORO AVE. NASHVILLE, TN 37216	New Owner	Tax Parcel ID No. 05205000800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jermaine Building Company, a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Raymond Willett, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 29 of Block D on the Revised Plan of Power and Roth Madison Park Subdivision, of record in Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 29 of Block D fronts 50 feet on the Westerly margin of Gallavista Avenue and extends back between parallel lines 220 feet to a dead line in the rear.

Being the same property conveyed to Jermaine Building Company by Warranty Deed from Amanda Dean Successor Trustee of The Gallavista Avenue Trust, recorded on the 25th day of January, 2017 in Instrument No. 20170125-0008067, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF POWER AND ROTH MADISON PARK SUBDIVISION, as recorded in Plat Book 843, Page(s) 7.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 856 GALLAVISTA AVE Madison TN 37115-4717

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2017.

Jermaine Building Company

By: _____
Ryon Suiter, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryon Suiter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Jermaine Building Co, a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of October, 2017.

_____
Notary Public

