Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-17-2115-428

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17539

Bill Garrett Davidson County
Batch# 17733 DEEDWARR
10/25/2017 09:34:49 AM 4 pgs
Fees: $23.00 Taxes: $888.00

20171025-0109291

Send Tax Bills To:
Mail Owner

New Owner is:
Matthew Brock Harber
2115 Yeaman Place, #428
Nashville, TN 37206

MAP: 082-15-0A

PARCEL: -091.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Chad A. Jones and wife, Carrie Jones**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew Brock Harber**, unmarried hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **2115 Yeaman Place, #428, Nashville, TN 37206**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 428 and Parking Spaces 189 & 190, 5th and Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914 and 20161222-0134731, and as assigned in Instrument No. 20110304-0017580, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

BEING the same property conveyed to Chad A. Jones and wife, Carrie Jones, by Warranty Deed from 5th and Main Residential Owner, Inc., a Tennessee corporation, dated 1/8/09 and recorded 1/14/09 in Instrument No. 20090114-0003741, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25 day of October, 2017.

GRANTOR(S):

CHAD A. JONES

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Chad A. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of October, 2017.

NOTARY PUBLIC
My Commission Expires: February 20, 2021

KRISTINA IRIZARRY
Commission # GG 74547
My Commission Expires
February 20, 2021

WITNESS our hands this the 19 day of October, 2017.

GRANTOR(S):

CARRIE JONES

PLEASE SEE
NOTARIAL SEAL
ON THE ATTACHMENT

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Carrie Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the _____ day of October, 2017.

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 20th day of October, 2017 .

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

NOTARY PUBLIC
My commission expires: 7/6/20

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles } **S.S.**

On October 19, 2017 before me, Jocelyn Marie Garcia, Notary Public
Name of Notary Public, Title

personally appeared Carrie Jones
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

JOCELYN MARIE GARCIA
Commission # 2115767
Notary Public - California
Los Angeles County
My Comm. Expires Jun 15, 2019

WITNESS my hand and official seal.

Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed,

containing 3 pages, and dated 10/19/2017.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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