Bill Garrett Davidson County
Batch# 18794 DEEDWARR
10/27/2017 08:59:10 AM 3 pgs
Fees: $18.00 Taxes: $666.00

20171027-0110152

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M177098

Prepare By:
Record and Return to:
Chapman & Rosenthal Title, Inc
2012 Richard Jones Rd., Ste 203-A
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Subscribed and sworn to before me, this the 24th day of October, 2017.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jordan Price 913 31st Avenue North Nashville, TN 37209	New Owner	09205023200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bill Janis, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jordan Price, an unmarried woman**, 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:

All that certain parcel of land in City of Nashville, Davidson County, State of Tennessee, being known and designated as Lots 11 and 12, Block 27, Fisk University Place, filed in Plat Book 421, Pages 4 and 5, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bill Janis, unmarried by Warranty Deed from Real Estate Rentals, LLC, a Tennessee limited liability company, recorded on the 7th day of June, 2017 in Instrument No. 20170607-0056831, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **913 31st Avenue N., Nashville, TN 37209**

This conveyance is made subject to (1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Bill Janis, by Christopher M. Corriveau pursuant to the Power of Attorney executed by Bill Janis on October 20, 2017, of record in Instrument No. 20171024-0108620, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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. Whenever used, the singular number 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 24th day of October, 2017.

Bill Janis by [illegible], attorney-in-fact

Bill Janis by Christopher M. Corriveau, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M. Corriveau** pursuant to the Power of Attorney executed by **Bill Janis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of **Bill Janis**, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 24th day of October, 2017.

Jessica Lascelle

Notary Public

My Commission Expires: 11-3-20

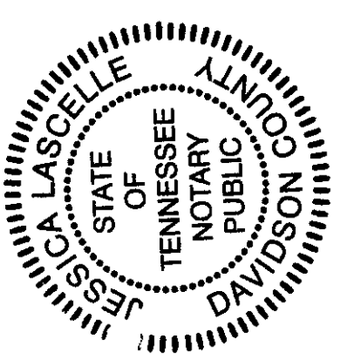


EXHIBIT "A"
TO Warranty Deed
From: Bill Janis
To: Jordan Price

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 24th day of October, 2017.

Notary Public
My Commission Expires: 11-3-20

JESSICA LASCELLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY