Bill Garrett Davidson County
Batch# 20093 DEEDWARR
11/01/2017 12:23:43 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20171101-0112014

# WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00

Lisa Allred
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF OCTOBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9270

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO : If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Paul Jenkins | 1708 CARUTH AVE | 10507040300 |
| 408 MALLORY STREET | NASHVILLE TN 37203 | |
| Nashville, TN 37203 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**M. T. POST, A MARRIED MAN***

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

**PAUL JENKINS**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 408 MALLORY STREET, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 31st day of October, 2017.

M. T. Post

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, M. T. POST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official ~~seal at~~ Franklin, ~~Tennessee, this~~ 31st day of October, 2017.

Notary Public

My Commission Expires: 3/15/2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

17-9270

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 8 on the map of Subdivision for Joe Kornman of all of Lots 28 and 29 and part of Lot 27 on the Map of Rains Spring Tract, of record in Plan Book 1, Page 109, Chancery Court at Nashville, said Kornman Re-subdivision, not of record, and described according to a survey made by Harvey Gee, Surveyor, April 24, 1948, as follows: Beginning at a point in the Northerly margin of Mallory Street, the corner of Lots Nos. 7 and 8, said point being 185.6 feet West of the Westerly margin of Nolensville Road; thence with the line between said Lots 7 and 8, Northerly 106.8 feet to the original line between Lots Nos. 29 and 30, thence with the between said lots, South 56 deg. 23' West 27.8 feet to the corner of Lots 8 and 9, thence with the line between said lots, Southeasterly 81.9 feet to the margin of Mallory Street; thence with the margin of the same, South 85 deg. 45' East 37 feet to the beginning.

Being the same property conveyed to M.T. Post from Hesham Elqadi and Adel Ibrahem by Warranty Deed in Instrument No. 20170804-0079866, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF RAINS SPRING TRACT, as recorded in Plat Book 1, Page(s) 109 (Chancery Court), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.