Bill Garrett Davidson County
Batch# 22153 DEEDWARR
11/03/2017 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $586.45
20171103-0113310

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $158,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2017

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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:
Jonathan Blake	**NEW OWNER**	**0083-03-0-356.00**
1422 Campbell Cir		
Nashville, TN 37206		

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,

Paul M. Courtois, Jr., married

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

Jonathan Blake

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-B on the Plan of Zone Lot Division of Lots 1, 2, 3 Campbell Acres, of record in Plat Book 6250, Page 190, amending Plat Book 5800, Page 279 and Book 6199, Page 445, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being all of the same property conveyed to Paul M. Courtois, Jr. and Ju Young Fox, as Joint Tenants with right of Survivorship by Deed dated November 5, 2014, from Amy Smith, married of record in Instrument No. 20141110-0103405, and further conveyed to Paul M. Courtois, Jr., by Quit Claim Deed, dated May 20, 2016,from Ju Young Courtois, of record in Instrument No. 20170622-0062951, Register's Office for Davidson County, Tennessee. Subject property has never been the marital residence of the grantor or his spouse, and has been used for investment purposes only.

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.

This is improved (X) unimproved (_____) property known as 1422 Campbell Cir, Nashville, TN 37206.

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 2nd day of November, 2017

Paul M. Courtois, Jr.

STATE OF North Carolina

COUNTY OF Moore

Personally appeared before me, a Notary Public of said County and State, Paul M. Courtois, Jr., 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 2 day of November, 2017

NOTARY PUBLIC

My Commission Expires: May 1, 2020

Jeffery Markham
Notary Public
Moore County, NC
My commission expires May 1, 2020

True Copy Certification

I, **KRISTEN TRAINI**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary's Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY