# WARRANTY DEED

Bill Garrett Davidson County
Batch# 23407 DEEDWARR
11/08/2017 09:07:30 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20171108-0114820

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$425,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 15 day of November, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| JSAE Enterprises, LLC | New Owner | 11712004000 |
| 4911 Silver Cliff Drive | | |
| Columbia, TN 65203 | , | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Catherine L. Picklesimer n/k/a Cathy Patricia Lee, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **JSAE Enterprises, LLC, a Missouri limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 31 and part of Lot No. 30 on the Plan of Hawthorne Subdivision, of record in Book 1424, Page 22, Register's Office for said County.**

**Said Lot No. 31 and part of Lot No. 30 fronts 70 feet on the southerly side of Clifton Avenue and runs back 181 feet on the easterly line and 175 feet, more or less on the westerly line, to a line on the rear which measures 78.9 feet.**

**Being the same property conveyed to Cathy L. Picklesimer, married from Francis W. Milling and wife, Irma K. Milling by Warranty Deed on January 5, 1998, of record in Book 10751, Page 979, Register's Office for Davidson County, Tennessee. Further conveyed to A. Harrison Johnson, Jr. as Trustee from Catherine L. Picklesimer and John B. Picklesimer, husband of Catherine L. Picklesimer and then to Catherine L. Picklesimer from A. Harrison Johnson, Jr. as Trustee by Quitclaim Deed on January 5, 1998, of record in Book 10751, Page 983, Register's Office for Davidson County, Tennessee. Said Catherine L. Picklesimer having since changed her name to Cathy Patricia Lee by Order of record in O1P-1811, Probate Division in the Seventh Circuit Court, Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 22, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1321 Clifton Lane, Nashville, TN 37215**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this November 1, 2017.

**Cathy Patricia Lee**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cathy Patricia Lee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 1, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.