Bill Garrett Davidson County
Batch# 29446 **DEEDWARR**
11/27/2017 08:11:52 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20171127-0120228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $600,000.00 (Six Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 20th day of November, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Chance Jones and Debra Preitkis-Jones 4511 Wyoming Avenue Nashville, TN 37209	PINNACLE BANK 150 3rd AVE SOUTH, STE 1000 NASHVILLE, TN 37201	10304009800

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **JENNIFER FOSTER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHANCE JONES AND DEBRA PREITKIS-JONES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 6, Block 3, on the plan of Part of Sylvan Park, of record in Book 332, Page 104, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the southerly margin of Wyoming Avenue, formerly Sixth Avenue and extends back between parallel Lines along the easterly margin of 46th Avenue, formerly 5th Street, 160 feet to a 20 foot alley.

Being the same property conveyed to Jennifer Foster, unmarried, by deed from Kristin Murphy Coile and spouse, Stuart Coile dated 05/14/2001 and recorded 05/16/2001 in Instrument Number 20010516-0050963, Register's Office for Davidson County, Tennessee dated May 14, 2001and recorded May 16, 2001.

Being also known as 4511 Wyoming Avenue, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4511 WYOMING AVENUE** **NASHVILLE, TN 37209**

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 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 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.

LTSP No. 6

WITNESS, this 20th day of November, 2017

Jennifer Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of November, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer Foster** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

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

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020