(1)

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 32596 DEEDWARR
12/04/2017 10:10:14 AM 2 pgs
Fees: $13.00 Taxes: $759.41

20171204-0123217

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,245.00

Affiant

Subscribed and sworn to before me, this 6th day of November, 2017

Notary Public - Larry N. Westbrook
My commission expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Morant	Jennifer Morant	071-08-0-137.00
2104 Jones Ave	198 Manchester Ave	
Nashville, TN 37206	Nashville, TN 37206	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Triston Jacobs Trustee of The 2104 Jones Ave Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jennifer Morant, a married person** 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:

Land in Davidson County, Tennessee, Being Lot No. 148 on the Map of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Triston Jacobs, Trustee of the 2104 Jones Ave Trust by Deed from Sandra Parman nka Sandra Parman Taylor dated October 13th, 2017 and filed for record in Inst. No. 20171017-0106314 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2104 Jones Ave, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 6th day of November, 2017.

2104 Jones Ave Trust

By: _____
Triston Jacobs
Its: Trustee

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 **Triston Jacobs Trustee of The 2104 Jones Ave Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Trustee.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of November, 2017.

_____
Notary Public

My Commission expires: 9/19/18

FILE NO: 2017115586

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON