WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN F COTTON NOTARY PUBLIC Exp. Feb 06, 2021 ROCKDALE COUNTY, GA

File No. RW0003542

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Growing Up Growing Old, LLC	New Owner	071-16-0-128.00
(NAME)	(NAME)	
1402 Jewell St		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tiffany Strong, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Growing Up Growing Old, LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Bill Garrett Davidson County
Batch# 33061 **DEEDWARR**
12/04/2017 03:44:49 PM 2 pgs
Fees: $13.00 Taxes: $638.25



20171204-0123583

Land in Davidson County, Tennessee, being parts of Lot Nos. 26, 27, and 28 on the Map of T. I. Ward's Subdivision of Lots in William & Hayes Company's Belleview Plan of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Jewel Street 70.4 feet northerly from the northwest corner of said street and Crockett Street; thence westerly 165.4 feet to a point in the line between Lots 25 and 26, 76.56 feet northerly from the margin of Crockett Street; thence with the line between said lots, northerly 62.00 feet; thence easterly 177.9 feet to the westerly margin of Jewel Street; thence southerly 60.0 feet to the beginning.

Being the same property conveyed to Tiffany D. Strong by Warranty Deed from Dawn Gore, an unmarried woman, recorded January 24, 2007 in Instrument No. 20070124-0009689, in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor. This property has not been used as a marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 1402 Jewell St, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 29 day of November, 2017.

Tiffany Strong

STATE OF Georgia
COUNTY OF Rockdale

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

Witness my hand this 29 day of November, 2017.

Notary Public

My commission expires:
Feb 06, 2021

CARMEN F. COTTON NOTARY PUBLIC Exp. Feb 06, 2021 ROCKDALE COUNTY, GA

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206