Bill Garrett Davidson County
Batch# 36586 DEEDWARR
12/13/2017 09:14:55 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70

20171213-0126873

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $291,000.00

Heather L. Flowers
Affiant

Subscribed and sworn to before me, this 7th day of December, 2017.

Notary Public

My commission expires: 3/6/18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Quinten T. Curry **Heather Flowers**	new owner	**04415038200**
1109A Clarke Street		
Old Hickory, TN 37138		

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,

Jones Street Properties, LLC

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

Heather L. Flowers, a single woman and Quinten T Curry, a single man, as Tenants in Common with Right of Survivorship

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. 70, on the Plan of Section "B", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jones St. Properties, LLC, by Warranty Deed from Velma L. Felts and Felicity G. Carr, dated May 12, 2017, of record in Instrument No. 20170515-0048129, Register's Office for Davidson County, Tennessee. Jones St Properties, LLC and Jones Street Properties, LLC are one in the same company and was erroneously referred as Jones St Properties LLC on the previous conveyance.

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.

All matters as shown on the plat of record in Plat Book 1424, page 67, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 1109A Clarke Street, Old Hickory, TN 37138.

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.

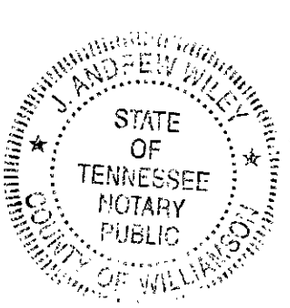
_____ Date: 12/7/17
Jones Street Properties, LLC
By: Jill Weida
Its: Chief Manager

_____ Date:_____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Jill Weida** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Chief Manager of Jones Street Properties, LLC and that she is authorized by Jones Street Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 7th day of December, 2017.



_____
NOTARY PUBLIC

My Commission Expires: DEC 27 2017