WARRANTY DEED

Bill Garrett Davidson County
Batch# 41083 DEEDWARR
12/27/2017 09:33:24 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20171227-0130945

R-VRES-17-1515-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 08/20/2019 (AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-19

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacquelyn Celine Myers **Joan Myers**	**Gardner Financial Services, Ltd. dba** **Legacy Mutual Mortgage**	
(NAME) **1515 Bridgecrest Drive #103**	(NAME) **3503 Paesanos Parkway**	**149-15-B-30.00CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **San Antonio, TX 78231**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCIE JARRETT (F/K/A MARCIE G. HOCKETT), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACQUELYN CELINE MYERS AND JOAN MYERS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 103 on the Plan of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcie G. Hockett, unmarried, by Warranty Deed from The Craig Company, recorded June 15, 2004 in Instrument No. 20040615-0070757, Register's Office for Davidson County, Tennessee. The said Marcie G. Hockett having since married and is now known as Marcie Jarrett.

NOTE: MARCO JARRETT JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record as Instrument Number 20020710-0083055 and Affidavit recorded in Instrument No. 20040224-0020966, Register's Office of Davidson County, Tennessee;
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10332, Page 1, as amended in Book 10774, Page 723, Register's Office for Davidson County, Tennessee;
• Charter of Cambridge Forest Homeowner's Association of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee;
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030806-0112013, 20160412-0034960, 20160412-0034961, 20160412-0034962, 20160412-0034963, 20160412-0034964, 20160502-0042419, 20160502-0042420, 20160502-0042421 and 20160502-0042422, Register's Office for Davidson County, Tennessee;
• By-Laws of Cambridge Forest II Homeowners Association, Inc. of record in Instrument No. 20020221-0022798, Register's Office for Davidson County, Tennessee;
• Storm water detention agreement of record in Book 10805, Page 497, Book 7632, Page 962 and Instrument No. 20010202-0010454, in the Register's Office for Davidson County, Tennessee;
• Telephone line easement of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee;
• Agreement of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee;
• Sewer and Drainage Easement of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee;
• Roadway Easement of record in Book Plan Book 3, Page 26, in the Register's Office for Davidson County, Tennessee;
• Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 561 & 562, Register's Office

for Davidson County, Tennessee;
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104688, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Taxes for year 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1515 Bridgecrest Drive #103, Antioch, Tennessee 37013**.

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. 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/our hand(s) this the 19th DAY OF DECEMBER, 2017.

Marcie Jarrett

Marco Jarrett by Marcie Jarrett, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcie Jarrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARCO JARRETT, and who acknowledged he/she/they executed the same as the free act and deed of the said MARCO JARRETT.

Witness my hand and official seal, this the 19th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212