Bill Garrett Davidson County
Batch# 48384 DEEDWARR
01/17/2018 02:23:44 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20180117-0004895

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $399,900.00.

Affiant

Subscribed and sworn before me this the 12th day of January, 2018.

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jessica Joy Tammaro	Jessica Joy Tammaro	061-03-0 032.00
4426 Saunders Avenue	648 2ND AVE S	
Nashville, TN 37216	Nashville, TN 37210	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RONNIE G. BROWN, SR. A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA JOY TAMMARO, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Gra-Mar Acres, Section 2, as shown on plat of record in Book 2133, Page 74, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ronnie G. Brown, Sr. by deed from Charles E. Worrell, Sr. dated 07/13/2011, of record in Instrument No. 20110718-0054891, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4426 Saunders Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 12th day of January, 2018.

Ronnie G. Brown, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronnie G. Brown, Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of January, 2018.

My commission expires: 9/10/18

Notary Public

