Bill Garrett Davidson County
Batch# 53697 DEEDWARR
02/01/2018 10:07:17 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20180201-0010196

WARRANTY DEED

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kathryn Elizabeth Madewell, a single woman	InterLinc Mortgage	#04305015300
(NAME) 719 Brooks Ave.	(NAME) 1033 Demonbreun St., Ste. 300	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
BRANDON JAYNES, AN UNMARRIED MAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KATHRYN ELIZABETH MADEWELL, A SINGLE WOMAN,
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. 12 of Block A on the Map of Crestview Estates, of record in Book 843, Page 81, Register's Office for said County, to which plat reference is hereby referenced for a more complete description.

Being the same property conveyed to Brandon Jaynes, unmarried, by deed from Terry Frazier and wife, Rachel Frazier, of record in Instrument 20161202-0126556, said Register's Office, dated December 1, 2016. And being the same property conveyed to Terry Frazier and wife, Rachel Frazier by deed of record in Instrument 20151109-0113696, said Register's Office, dated October 14, 2015.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 843, Page 81; and (3) Sanitary Sewer Easement and/or Storm Drainage Easement of record in Book 4799, Page 264, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 719 Brooks Ave., Madison, TN 37115
(House No.) (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 our hands this 31st day of January, 2018.

Brandon Jaynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this January 31, 2018.

My Commission Expires: 5/5/20

Notary Public

