Bill Garrett Davidson County
Batch# 61956 DEEDWARR
02/23/2018 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20180223-0017395

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS February 21, 2018. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 11-8-2021

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #18-0035

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Lawrence Danko	U.S. Bank National Association	91-11-B-2CO
(NAME) 802 48th Ave N	(NAME) P.O. Box 20005	
(ADDRESS) Nashville,TN 37209	(ADDRESS) Owensboro, KY 42304	
(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, WE, **Cindra K. Jones, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Lawrence Danko, a single man,** 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 , Tennessee, being Unit B of 48th Avenue North Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 48th avenue North Cottages, a Horizontal Property Regime with Private elements, of record as Instrument No. 20130507-0046120 and Amendment of record in Instrument No. 2013516-0049517, Register's Office for Davidson County, Tennessee, which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon relating to the units, property, co-owners and tenants of 48th Avenue North Cottages, A Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130507-0046120 and Amendment of record in Instrument No. 20130516-0049517, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Cindra K. Jones, a single woman, by Warranty Deed from Matthew Bryan Eads, married, dated December 27, 2013, filed of record in Instrument No. 20131231-0131154 , in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **802 48th Ave N, Nashville, TN 37209**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **February, 2018**.

Cindra K. Jones

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ Wilson TT

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Cindra K. Jones**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **21st** day of **February, 2018**.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES:
9-6-20

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

