Bill Garrett Davidson County
Batch# 64817 DEEDWARR
03/02/2018 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20180302-0020109

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$194,000.00~~ $0. Affiant Subscribed and sworn to before me, this the 28th day of February, 2018. Notary Public My commission expires: 8.18.18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Symphanie Jencson Aaron Jencson	New owner	
1300A Chester Avenue		072-14-2T-002.00-CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAMS CAPITAL INVESTMENTS, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON JENCSON AND SYMPHANIE JENCSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 1300B, on the Plan of Homes at 1300 Chester Avenue, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1300 Chester Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170214-0015437, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Glenda J. Murray and husband Daryl R. Murray by Warranty deed from Robertson Properties, Inc of record in Instrument No. 20050630-0075388 and Rerecorded on May 31, 2006 and Instrument No. 20060531-0063691 Register's Office for Davidson County, Tennessee, dated June 23, 2005 and recorded on June 30, 2005.

Being a portion of the same property conveyed to Volunteer State Properties, LLC, a Mississippi limited liability Company by Warranty deed from Glenda J. Murray and Daryl R. Murray, wife and husband of record in Instrument No. 20160707-0069437 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 07, 2016.

Being the same property conveyed to Williams Capital Investments, LLC by Quitclaim deed from Volunteer State Properties, LLC of record in Instrument No. 20180123-0007052 Register's Office for Davidson County, Tennessee, dated January 23, 2018 and recorded on January 23, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1300A Chester Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2018.

Williams Capital Investments, LLC

Jonathan Kyle Williams

Jonathan Kyle Williams, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Kyle Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Williams Capital Investments, LLC, an Alabama limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

