Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $364,900.00

Affiant

Subscribed and sworn to before me, this 21st day of March 2018.

Notary Public
My commission expires: 7/5/21

Bill Garrett Davidson County
Batch# 72640 DEEDWARR
03/23/2018 11:25:46 AM 2 pgs
Fees: $13.00 Taxes: $1,350.13

20180323-0027528

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura Bender-Seay 940 Strouse Nashville TN 37206	New Owner	072 13 0F 002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Nicholas Stephen Jack, unmarried, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Laura Bender-Seay, a single woman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit B, 940 Strouse Avenue Row Homes, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20140718-0064084, as amended at Instrument No. 20150226-0016826 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas Jack AKA Nicholas Stephen Jack by Quitclaim Deed from Carissa Discepolo of record in Instrument No. 20181127-0120797 and dated September 18, 2018.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140718-0064084 and amended in Instrument No. 20150226-0016826.

This property is improved property known as 940 Strouse, Nashville, Tennessee 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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21 day of March, 2018.

Nicholas Stephen Jack

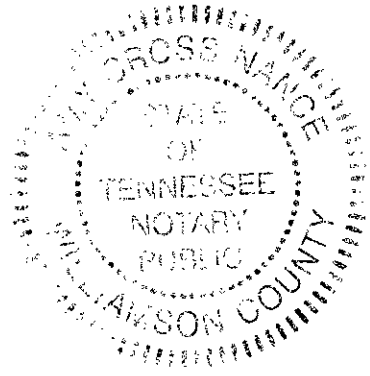
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of March, 2018.

Notary Public

My Commission expires: 2/25/19



FILE NO: 10453