This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 264,950.00

Hallie L Jarrell
Affiant Signature

Subscribed and sworn to before me on this the 13th day of April, 2018

Notary Public

My Commission expires 5/6/19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

5-6-19

Bill Garrett Davidson County
Batch# 80826 DEEDWARR
04/13/2018 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $980.32
20180413-0035130

NAME AND ADDRESS OF PROPERTY OWNER:
Hallie Jarrell
7252 Highway 70 S, Unit 1001
Nashville, Tn 37221-2858
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 142070F03900CO

WARRANTY DEED

18NT00188

Effective the 13th day of April, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

SHANNON MARGRET HANNIGAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HALLIE JARRELL, A SINGLE WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 39, Unit No. 1001 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by Master Deed recorded as Instrument No. 200007200071772. re-recorded as Instrument No. 200008280084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Shannon Margret Hannigan, by Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, dated 03/29/2012 and recorded 04/13/2012 as Document No. 20120413-0031731, Register's Office for Davidson County, TN.

This is an improved property commonly known as 7252 Highway 70 S. Apt. 1001, Nashville, TN 37221.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 13th day of April, 2018.

Shannon Margaret Hannigan
Shannon Margret Hannigan

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Shannon Margret Hannigan, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument ~~for the purposes~~ therein contained. Witness my hand and official seal at office, ~~this the~~ 13th ~~day of~~ April, 2018.

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 3 · 10 · 19

201804130035130

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 9-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020