WARRANTY DEED

Bill Garrett Davidson County
Batch# 99887 DEEDWARR
06/04/2018 02:15:09 PM 2 pgs
Fees: $13.00 Taxes: $913.90

20180604-0053098

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cameron Harper Alvey	new owners	11915000200
(NAME)	(NAME)	
2902 Mashburn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Cindy J. Janssen and husband, Justin Janssen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron Harper Alvey, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSONCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 14 on the Plan of Mashburn Heights, Section 2, as of record in Book 1835, Page 93, Register's office for Davidson County, Tennessee.

Said Lot No. 14 is described as follows: Beginning on the Easterly margin of Mashburn Drive at the corner of Lots Nos. 14 and 15; thence with the line between said Two Lots, Eastwardly 153.8 feet: thence Southwardly 165.2 feet to the Northerly margin of an unnamed 50 feet street; thence with said street, Northwestwardly 125 feet to the point of beginning of a curve; thence around said curve in a Northwesterly direction 39.27 feet to the Easterly margin of Mashburn Drive; thence with said drive, Northwardly 121 feet to the beginning.

Being the same property conveyed to Cindy J. Janssen, a married woman by Quit Claim Deed dated 05/17/2016 from Cindy J. Janssen, formerly known as Cindy J. Stable and Justin Janssen, wife and husband of record in Instrument 20160613005921 8, Register's Office for Davidson County, Tennessee.

The said Justin Janssen, husband of the said Cindy J. Janssen, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2902 Mashburn Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: C-VRES-18-2902

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 29th day of May, 2018.

Cindy J. Janssen

Justin Janssen

State of Tennessee
County of Davidson

On this 29th day of May, 2018 before me, a Notary public in and for said County and State, personally appeared Cindy J. Janssen and Justin Janssen, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 9-7-20

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON