Bill Garrett Davidson County
Batch# 99898 DEEDWARR
06/04/2018 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $688.20
20180604-0053116

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415679**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $186,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2018. Notary Public My Commission Expires:

JONATHAN B. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mary Cummings-Jacoway 572 Holt Valley Rd Nashville TN 37221	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 12811004600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laurel F. Fisher, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Cummings-Jacoway, an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27A, on the Plan of Zone Lot Division of Lots 26 & 27, Clunan Heights, Sec. 4, of record in Book 7900, Page 754, amending Book 6200, Page 202, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laurel F. Fisher, unmarried by Warranty Deed from Rita T. Boertman, unmarried, recorded on the 24th day of March, 2009 in Instrument No. 20090324-0026614, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, CLUNAN HEIGHTS, ZONE LOT DIVISION, as recorded in Plat Book 6200, Page(s) 202, amended in Plat Book 7900, Page 754.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Maintenance Agreement recorded in Book 9479, Page 974.

This is improved property located at 572 Holt Valley Rd Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2018.

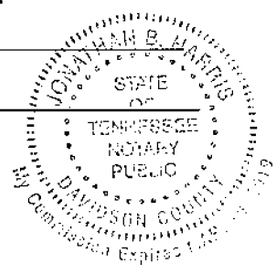
Laurel F. Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laurel F. Fisher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2018.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY