Bill Garrett Davidson County
Batch# 106024 DEEDWARR
06/19/2018 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180619-0058612

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Cynthia Gayle Davis
Affiant

Subscribed and sworn to before me, this 18th day of June, 2018.

Jason C Nguyen
Notary Public
My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1805-76943

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Leila Vartanian	Cynthia Gayle Davis	095-09-0-041.00
1911A Lebanon Pike	36 Middleton St	
Nashville TN 37210	Nashville TN 37210	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alfred Jackson, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leila Vartanian, unmarried woman, and Cynthia Gayle Davis, unmarried woman, joint tenants with right of survivorship,** hereinafter called the Grantees, their successors 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 Lot No. 3, on the Plan of a survey made by John M. Sullivan, April 17, 1949, which is part of a 13.1 acre tract being located in the southeastern quadrant of the intersection of Lebanon Pike and Gayland Court, described as follows:

Beginning at a point in the center of Lebanon Pike (or Road), at the corner of Lot Nos. 2 and 3 and being 96.3 feet West of the Northwest corner of the property conveyed to Nita Blount Cutts, by Deed from John White, Trustee, et al, of record in Book 1642, Page 71, Register's Office for Davidson County, Tennessee; thence with the line between Lot Nos. 2 and 3, South 31 deg. 35 min. East 303.7 feet; thence South 58 (erroneously referenced as 8 in previous deed) Deg. 30 min. West 96 feet; thence North 31 deg. 35 min. West 300.07 feet to the center line of said Lebanon Road; thence with the center line of said Road, northeastwardly 96.3 feet to the point of beginning.

Being the same property conveyed to Alfred Jackson by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated May 13, 1994, recorded May 17, 1994, of record in Book 9347, Page 61, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alfred Jackson and Betty L. Pewitt by Quitclaim Deed from Alfred Jackson, dated May 22, 1995, recorded May 24, 1995, of record in Book 9680, Page 43, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alfred Jackson by Quitclaim Deed from Betty L. Pewitt, a/k/a Betty L. Felts, dated January 30, 2001, recorded January 30, 2001, of record in Instrument No. 20010130-0009220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This property is improved property known as 1911A Lebanon Pike, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of June, 2018.

Alfred Jackson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alfred Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 18th day of June, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Jason Nguyen, 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.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My Commission Expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020