# WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Chase G Cain | SWBC Mortgage | 071 16 0 127.00 |
| (NAME) | (NAME) | |
| 1404 Jewell St. | 9311 San Pedro Ave, Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 107179 DEEDWARR
06/21/2018 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20180621-0059987

For and in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Catherine Jadin, formerly known as Catherine R. Jacobs, and Kyle Jadin, husband and wife,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chase G Cain, a single man**, hereinafter called the Grantees, their heirs 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 the Northerly part of Lot No's, 26, 27 & 28 on the Plan of T. I, Ward Resubdivision of Lots in Williams and Hayes Company Belleview Plan of record in Plat Book 974, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lots front 61 feet on the westerly side of Jewel Street and run back between lines 190.9 feet on the northerly line and 177.9 feet on the southerly line to a dead line measuring 62.01 feet thereon.

Being the same property conveyed to Catherine R. Jacobs, a married woman by Warranty Deed from Sandra S. Taylor and Choice A. Taylor, wife and husband dated September 5, 2014 and recorded September 10, 2014 as Instrument No. 20140910-0082746, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-184042FC

unimproved ☐

This is improved ☒ property, known as 1404 Jewell St., Nashville, TN 37207

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, has 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 15 day of June, 2018

Catherine Jadin, f/k/a Catherine R. Jacobs by Hillary Monroe Smith as attorney in fact

Catherine Jadin, f/k/a, Catherine R. Jacobs, by Hillary Monroe Smith as attorney in fact

Kyle Jadin by Hillary Monroe Smith as attorney in fact

Kyle Jadin, by Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Catherine Jadin, f/k/a Catherine R. Jacobs, and Kyle Jadin, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Catherine Jadin, f/k/a Catherine R. Jacobs, and Kyle Jadin, for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2018.

Jodi Jackson

Notary Public

My Commission Expires: 7-26-2021

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-184042FC

# True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019