Bill Garrett Davidson County
Batch# 117968 DEEDWARR
07/18/2018 11:07:21 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180718-0069948

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2018.

Notary Public

My commission expires: 1-30-22

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Yohana Asgedom **Fenot Asgedom**	**New Owner**	**Map/Parcel 042-130-023.00**
709 Vanoke Drive		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jason Jarrett and Lesli Jarrett, Heirs-at-law of Victoria E. Jarrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yohana Asgedom and Fenot Asgedom, both unmarried

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 Lot No. 36 on the Plan of Hedgewood Hills, Section One, as of record in Book 2900, Page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William E. Jarrett and wife, Victoria E. Jarrett by Deed dated September 11, 1985, of record in Book 6657, page 3, Register's Office for Davidson County, Tennessee. William E. Jarrett predeceased Victoria E. Jarrett and title was established in the name of Victoria E. Jarrett by Quitclaim Deed dated November 22, 2006, of record in Instrument No. 20061130-0147859, Register's Office for Williamson County, Tennessee. Victoria E. Jarrett died April 3, 2015 and her estate was probated in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 16P-1429. Victoria E. Jarrett left the following heirs: Jason Jarrett and Lesli Jarrett. An Affidavit of Heirship was recorded in Instrument No. 20170323-0028694, and in Instrument No. 20180718-0069947, Register Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2900, Page 135, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3180, Page 15, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6196, Page 645, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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.

This is improved property known as 709 Vanoke Drive, Madison, TN 37115. The property was not the marital residence of either Grantor.

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 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 my/our hand(s) this 6th day of July, 2018.

Jason Jarrett, Heir-at-law of Victoria E. Jarrett

Lesli Jarrett, Heir-at-law of Victoria E. Jarrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jason Jarrett and Lesli Jarrett , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2018.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **180279SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027