WARRANTY DEED

Bill Garrett Davidson County
Batch# 119308 DEEDWARR
07/23/2018 02:27:31 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20180723-0071601

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-5-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$475,000.00.**

Melissa Jansen
Affiant

Subscribed and sworn to before me this 19th day of July, 2018

Stephanie Woodall
Notary Public
My Commission expires: 7-5-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
905 30th, LLC	New Owner	092-06-0-164.00 and 092-06-0-165.00
1037 Jefferson Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Jackson and wife, Lottie Jackson, and James W. Jackson (note: one and the same as James Jackson)** hereinafter called the GRANTOR, do hereby bargain, sell, convey and confirm unto **905 30th, LLC, a Tennessee limited liability company**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

905 30th Avenue North Nashville, TN 37209: Map and Parcel 09206016400

Land in Davidson County, Tennessee, being Lot No. 11 of Block "B" on the Map of a Subdivision of Fisk University Place, of record in Plat Book 421, Pages 4 and 5, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Jackson and wife, Lottie Jackson from G.L. Waynick by Warranty Deed on February 4, 1999, of record in Book 11329, Page 997, Register's Office for Davidson County, Tennessee.

907 30th Avenue North Nashville, TN 37209: Map and Parcel 09206016500

Being Lot No. 12, Block "B", on the Map of Fisk University Plan of lots as of record in Book 421, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot 12 fronts 50 feet on the westerly side of 30th Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Monroe Jackson, unmarried and son, James W. Jackson, unmarried by Installment Deed on October 15, 1974, of record in Book 4914, Page 387, Register's Office for Davidson County, Tennessee. Monroe Jackson, Sr. having since died in 1991. Affidavit of Heirship of record in Instrument Number 20030516-0067013, Register's Office for Davidson County, Tennessee. Further conveyed to James W. Jackson from Francine Jackson Vaughn by Quitclaim Deed on January 29, 2002, of record in Instrument Number 20030115-0006341, Register's Office for Davidson County, Tennessee. Further conveyed to James W. Jackson from John Calvin Jackson (having a 1/14 undivided interest as a tenant in common in the parcel of land described herein), Mary Carolyn Cannon (having a 1/14 undivided interest as a tenant in common in the parcel of land described herein), Dorothy Hall (having a 1/14 undivided interest as a tenant in common in the parcel of land described herein), Lisa Jackson (having a 1/14 undivided interest as a tenant in common in the parcel of land described herein), Monroe Jackson, Jr. (having a 1/14 undivided interest as a tenant in common in the parcel of land described herein) by Quitclaim Deed on March 16, 2004, of record in Instrument Number 20040422-0045788, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable. Map Parcel 09206016400, and 09206016500
- Subject to all matters as shown on the Plan of record in Plat Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee.

This is improved property known as: 905 and 907 30th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 19, 2018.

James Jackson

Lottie Jackson

James W. Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Jackson and wife, Lottie Jackson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 19, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James W. Jackson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 19, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY