STATE OF Tennessee
COUNTY OF Davidsor.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,560.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, NOTARY PUBLIC THIS THE 31st day of August, 2018.

K NIXON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Notary Public
MY COMMISSION EXPIRES: 6/21/21
File No. G18-2818

Karen Y Johnson Davidson County
Batch# 137223 DEEDWARR
09/05/2018 12:46:36 PM 2 pgs
Fees: $13.00 Taxes: $634.55
20180905-0087817

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Israel Tovar (NAME)	SWBC Mortgage (NAME)	120-13-0-081
3481 McGavock Pike (STREET ADDRESS)	213 Overlook Circle, A-4 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Philip Jansen and Naomi Jansen, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Israel Tovar, 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 Lot No. 9B on the plan of Zone Lot Division of Lots 13, 15, 16, 20 & 22 of Section 3 and Lot 9 & 10 of Section 1 of Seven Oaks Estates, of record in Book 6250, page 413, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip Jansen and Naomi Jansen, husband and wife by Deed dated June 10, 2016 from Julian Castro, the Secretary of Housing and Urban Development of Washington D.C., recorded June 14, 2016, in Instrument Number 20160614-0059932, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 6439, apge 266, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowner's Association of record in Book 6560, page 150, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 413, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3481 McGavock Pike, Nashville, TN 37217.

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, 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. Whenever 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 31st day of August, 2018.

Philip Jansen

Naomi Jansen

STATE OF Florida
COUNTY OF Hillsborough

On this 31st day of August, 2018, before me personally appeared Philip Jansen and Naomi Jansen, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of August, 2018.

Notary Signature
My commission expires: 09-01-2019

NOTARY PUBLIC STATE OF FLORIDA

JAEDA COLEMAN
MY COMMISSION # FF 914918
EXPIRES: September 1, 2019
Bonded Thru Budget Notary Services

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066