Karen Y Johnson Davidson County
Batch# 138474 DEEDWARRSP
09/10/2018 02:44:23 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20180910-0089647

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
Nashville, TN 37216
File No. 1452

SPECIAL WARRANTY DEED

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$380,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/22/2021

THIS INSTRUMENT WAS PREPARED BY:
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUNSET VENTURES, INC. **2400 Sunset Place** **Nashville, TN 37212-4921**	**SAME**	**091-08-0-152.00**

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 ACKNOWLEDGED, **I, JOHNNY L. JACKSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUNSET VENTURES, INC., a Tennessee Corporation**

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

LAND in Davidson County, Tennessee, being Lot No. 60 on an unrecorded map of Subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sandford, Jr., Civil Engineer, December 14, 1932, as follows:

SAID Lot No. 60 fronts 50 feet on the southerly margin of Tennessee Avenue and runs back between lines, southwardly 142.5 feet to an alley.

ALSO CONVEYED IS that portion of Alley closed by Council Bill No. 77-552.

BEING the same property conveyed to Johnny L. Jackson, unmarried, by Warranty Deed from James A. Tant and D. B. Spencer, dated April 5, 1991 and recorded on April 8, 1991 in Book 8326, Page 265, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

Unimproved ( )
This is improved (X) property known as **4701 Tennessee Avenue, Nashville, TN 37209**

WITNESS my hand this 9- 7th day of September, 2018.

JOHNNY L. JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHNNY L. JACKSON, ~~unmarried,~~ HEN the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 7th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 12/22/2021

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY