Karen Y Johnson Davidson County
Batch# 146099 DEEDWARRSP
09/27/2018 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20180927-0095877

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 01.07.2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Metropolitan Construction, LLC, a Tennessee limited liability company 465 Beauchamp Circle Franklin, TN 37067-6443	Metropolitan Construction, LLC, a Tennessee limited liability company **465 Beauchamp Circle** **Franklin, TN 37067-6443**	081-16-0-696.00

For and in consideration of the sum of One Hundred Fifty-Five Thousand And No/100 Dollars ($155,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LaToya Landers, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Metropolitan Construction, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the South 32 feet of the North 34 feet of Lot No. 39 on the Plan of C.M. Holt's Addition of record in Plat Book 21, Page 33, 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 Lot No. 39 fronts 32 feet on the Easterly side of 11th Avenue North, formerly Cumberland Street, and runs back between parallel lines 138 feet, more or less, to an alley.

Being a portion of the same property conveyed to Latoya Landers by Quit Claim deed from Barbara L. Bowles, successor trustee, Rebecca L. Jennings Revocable Living Trust Agreement dated October 30, 1997 of record in Instrument No. 20180326-0028074 Register's Office for Davidson County, Tennessee, dated March 17, 2018 and recorded on March 26, 2018. Rebecca L. Jennings having died February 4, 2018.

Being a portion of the same property conveyed to Rebecca L. Jennings, Trustee, Rebecca L. Jennings Revocable Living Trust Agreement dated October 30, 1997 by Quit Claim deed from Rebecca L. Jennings of record in Instrument No. 20131104-0114326 Register's Office for Davidson County, Tennessee, dated

October 30, 2013 and recorded on November 04, 2013.

Being a portion of the same property conveyed to Rebecca L. Jennings by Warranty deed from Rose Mai McGee and Patricia Ann McGee of record in Book 5623, page 351 Register's Office for Davidson County , Tennessee, dated July 09, 1980 and recorded on July 11, 1980 and Corrected in Book 7388, Page 329

Said property is not the primary residence of Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 934 11th Avenue North, Nashville, TN 37208

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 26th day of September, 2018.

LaToya Landers

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of September, 2018, before me personally appeared LaToya Landers to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 26th day of September, 2018.

Commission Expires: 01.07.2020

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TAMMY A. NOVITSKY

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022