Karen Y Johnson Davidson County
Batch# 157758 DEEDWARR
11/08/2018 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20181108-0110860

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

File Number: 1809571

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

Subscribed and sworn to before me, this 8th day of November, 2018.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jeanette M. Blake	NEW OWNER	107050 3700
719 Elissa Dr	"	
Nashville, TN 37217	"	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Chrisbuystnhomes LLC, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jeanette M. Blake, single woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 115 on the Plan of Bel-Air Subdivision, Section 2, recorded in Plat Book 2900, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chrisbuystnhomes, LLC d/b/a CBT Homes and/or Assigns by Warranty Deed from Guadalupe Jaramillo, dated July 13, 2018, of record in Instrument No. 20180717-0069677, Register's Office for Rutherford County, Tennessee.

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 property is improved property known as 719 Elissa Dr, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of November, 2018.

Chrisbuystnhomes LLC

BY:_____
Chris Jones, Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Chrisbuystnhomes LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained. *

Witness my hand and official seal at Murfreesboro, TN, this 8th day of November, 2018.



_____
Notary Public at Large
My Commission Expires: 4/18/21

* the within named Chris Jones, Member, who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the member of Chrisbuystnhomes, LLC, and that he is authorized by Chrisbuystnhomes, LLC to execute this instrument on its behalf.

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03/01/2022

Notary's Seal:

