Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179309 DEEDWARR
12/31/2018 03:20:32 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20181231-0126577

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nicholas Scott Jasso and Rachel Nicole Jasso	New Owner	175 01 0 015.00
(NAME)	(NAME)	
717 Ansley Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **J. Michael Bresson and Jennifer Bresson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicholas Scott Jasso and Rachel Nicole Jasso, husband and wife**, 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. 88, on the Plan of Asheford Crossing, as shown on plat of record in Plat Book 9700, page 912, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to J. Michael Bresson and wife Jennifer Bresson by Corporate Form Warranty Deed from Beazer Homes Corporation dba Phillips Builders Inc. dated April 27, 2000 and recorded May 05, 2000 as Instrument No. 20000505-0045802, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 717 Ansley Ct., Antioch, TN 37013

File Number: FRN-1810024SSO

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. 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 28th day of December, 2018

J. Michael Bresson

Jennifer Bresson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named J. Michael Bresson and Jennifer Bresson, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2018.

Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-1810024SSO