This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #24305.2019

Karen Johnson Davidson County
Batch# 188292 **DEEDWARR**
01/25/2019 10:44:22 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20190125-0007417

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Jessica Jones	Fairway Independent Mortgage	071 11 0 527.00
1407-B Stainback Ave.	P. O. Box 117298	
Nashville, TN 37207	Carrollton, TX 75011	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged,**we, John R. Lindahl, Jr. and wife, Alice Lindahl,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jessica Jones, an unmarried woman,** hereinafter called the Grantee, her 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. 67 on the Plan of Highland Land Company's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John R. Lindahl, Jr. and wife, Alice Lindahl by Deed dated July 15, 2016 from Blaise Yao Ketsri and wife Gladys A. Ketsri and being of record in Instrument Number 20160718-0073806 and corrected in Instrument Number 20160725-0076509, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 421, Page 14, said Register's Office.
5. An easement for storm sewers and/or sanitary sewers to Metropolitan Davidson County

of record in Book 7915, Page 940, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever;

AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1407-B Stainback Avenue, Nashville, TN 37207.

Executed on this 24th day of January, 2019.

John R. Lindahl, Jr.

Alice Lindahl

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, John R. Lindahl, Jr. and wife, Alice Lindahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 24th day of January, 2019.

Notary Public

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 24th day of January, 2019.

Georgette R Kennedy
Notary Public

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY