GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190119008

Karen Johnson Davidson County
Batch# 196223 **DEEDWARR**
02/19/2019 10:09:23 AM 2 pgs
Fees: $13.00 Taxes: $747.40

20190219-0014658

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $202,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2019.

Notary Public
My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ethan E. Jodziewicz 301 Wallace Road Nashville TN 37211	New Owner	Tax Parcel ID No. 147-04-0-059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey T. Skaggs, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ethan E. Jodziewicz, an unmarried man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 90, on the Plan of Beverly Heights, Section II, of record in Book 2331, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey T. Skaggs, unmarried by Warranty Deed from Jack A. Hines, unmarried, recorded on the 27th day of October, 2008 in Instrument No. 20081027-0107036, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BEVERLY HEIGHTS, SECTION II, as recorded in Plat Book 2331, Page(s) 42.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2440, Page 199.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6249, Page 383.

This is improved property located at 301 Wallace Road Nashville TN 37211

RETURN TO

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2019.

Jeffrey T. Skaggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey T. Skaggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021