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

CRT File No. 190219441

Karen Johnson Davidson County
Batch# 206139 DEEDWARR
03/15/2019 09:19:27 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20
20190315-0023680

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $276,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2019.

Notary Public
My Commission Expires: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paige Jessop 2204 Mecca Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 084 10 0 051.00

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, **Jermaine Building Co., a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paige Jessop, a single woman**("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(s) 284, as shown on the map entitled Subdivision of E.R. Quarles Lands, Maplecrest, of record in Plat Book 1835, Pages 27 and 28, 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 by Warranty Deed from Cynthia Annetta Patterson, Jerry Lee Patterson, Jeffery Lamont Patterson and Kelly Antrez Webster, Sole Surviving Heirs at Law of Alice B. Patterson to Jermaine Building Co. a Tennessee Corporation, as recorded on the 1st day of March, 2018 in Instrument No. 20180301-0019273 and Warranty Deed from W. A. Brewer and wife, Bobbie L. Brewer to Robert L. Patterson and wife, Alice R. Patterson and Addie E. Patterson, a single person, as recorded on the 14th day of February, 1989 in Deed Book 7772, Page 225, 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 SUBDIVISION OF E.R. QUARLES LANDS, MAPLECREST, as recorded in Plat Book 1835, Page(s) 27 and 28.

This is improved property located at 2204 Mecca Drive Nashville TN 37214

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 14th day of March, 2019.

Jermaine Building Co., a Tennessee Corporation

By: _____ President
Ryon Suiter, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryon Suiter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Jermaine Building Co., a Tennessee Corporation the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 14th day of March, 2019.

_____
Notary Public

