THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
Bradley T. Bald, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $393,000.00 Affiant Subscribed and sworn to before me, this 1st day of ~~March~~ April, 2019. Notary Public My Commission Expires: October 7, 2019

COLUMBIA WAGGONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Karen Johnson Davidson County
Batch# 213023 DEEDWARR
04/02/2019 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20190402-0029883

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Alexander J. Ploegsma 1309 Bessie Avenue Nashville, TN 37207	New Owner	Tax Parcel ID No. 071-10-0-080.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKSON BUILDERS, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ALEXANDER J. PLOEGSMA, UNMARRIED,,** ("Grantee"), his 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. 28 of Block "P" on the Plan of J.B Haynie's Cumberland Heights of record in Plat Book 57, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jackson Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from James E. Kendricks, Walter E. Kendricks, Ella K. Dowdell, Michael E. Kendricks, David M. Kendricks, Veronica Edwards, Kawana L. Inmon, Meshelda A. Thompson and Jason Kendricks, plus Arrielle C. Holsey of record in Instrument No. 20180108-0002119 Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on January 08, 2018.

This is improved property commonly known as: **1309 Bessie Ave, Nashville, TN 37207.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that it has 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 Grantee, his 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 1st day of ~~March~~ April, 2019.

JACKSON BUILDERS, LLC

Roberto Gutierrez, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Roberto Gutierrez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of JACKSON BUILDERS, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 1st day of ~~March~~ April, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Madeleine Constantine, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Madeleine Constantine, 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: 01/24/2023

