Karen Johnson Davidson County
Batch#, 219911 DEEDWARR
04/22/2019 08:37:14 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20190422-0036085

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1150TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of April, 2019.

Kim Murray
Notary Public

Commission Expiration: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
David James Olin 1006 Todd Preis Dr. Nashville, TN 37221	SAME AS NEW OWNER.	142 05 0C 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kellye M. Jeffers, an unmarried woman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David James Olin, an unmarried man** 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:

Property known as 1006 Todd Preis Dr. Nashville, TN 37221, County of Davidson to wit:

Land in Davidson County, Tennessee, being Unit No. R-402, together with carport R-402-C, on the Plan of River Plantation, Section 4, of record in Book 4860, Pages 17, 18 & 19, amended in Book 4860, Pages 107, 108 & 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kellye M. Jeffers, unmarried woman, by deed from Julie Y. Koh, an unmarried person, dated 09/19/2013 filed and recorded 09/23/2013 of record as Instrument No. 20130923-0099483,said Register's Office.

Tax Map and Parcel ID is as follows 142 05 0C 051.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1006 Todd Preis Dr., Nashville, TN 37221

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 unemcumbered, 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 my hand this 19th day of April, 2019.

Kellye M. Jeffers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2019, before me personally appeared **Kellye M. Jeffers**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of April, 2019.

Notary Public

Commission Expiration: 12-05-2020

