Return To: Perrone & Young **109 Westpark Drive** **Suite 330** **Brentwood, TN 37027** Karen Johnson Davidson County Batch# 220054 DEEDWARR 04/22/2019 10:32:33 AM 2 pgs Fees: $13.00 Taxes: $444.00 20190422-0036294	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.** Affiant Subscribed and sworn to before me, this the 18th day of April, 2019. Notary Public My commission expires: 9.30.19 (AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers:
Ashley Crump	**NEW OWNER**	**080 12 0 041.00**
1472 Snell Blvd		
Nashville, TN 37128		

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, I,

James Jackson, a single man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Crump, a single woman

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 358 on the Plan of Section Two, Bordeaux Hills of record in Plat Book 3600, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 358 fronts 55.0 feet on the Southwesterly margin of Snell Boulevard and extends back 148.19 feet on the Northwesterly line and 156.50 feet on the Southeasterly line in the rear measuring 55.65 feet thereon.

Being the same property conveyed to James Jackson by Quitclaim deed from Francine Vaughn of record in Instrument No. 20070827-0102075 Register's Office for Davidson County, Tennessee, dated August 22, 2007 and recorded on August 27, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1472 Snell Blvd, Nashville, TN 37128**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, 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/our hand(s) this 18th day of April, 2019.

James Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James Jackson**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **April, 2019.**

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY