THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319846** Karen Johnson Davidson County Batch# 224874 **DEEDWARR** 05/02/2019 12:21:52 PM 2 pgs Fees: $13.00 Taxes: $1,480.00 20190502-0040950	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. KGH Affiant Subscribed and sworn to before me, this 29th day of April, 2019. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lavenia M Tyler 402A Theresa Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104010D00100CO

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, **David M. Jackson and Karen H. Jackson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lavenia M Tyler, unmarried**, ("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 Unit A, Theresa Townhomes Condominiums, as established under Master Deed of record in Instrument 20070418-0046425, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Karen L. Hill, now known as Karen H. Jackson to David M. Jackson and Karen H. Jackson, husband and wife, as recorded on the 7th day of April, 2009 in Instrument No. 20090407-0031810 and Warranty Deed from McCorison Homes, Inc., a Tennessee corporation to Karen L. Hill, an unmarried person, as recorded on the 4th day of September, 2007 in Instrument No. 20070904-0105341, 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 WEST END PARK TERRACE, as recorded in Plat Book 547, Page(s) 36.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THERESA TOWNHOMES Condominium of record inInstrument No. 20070418-0046425 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 402A Theresa Avenue Nashville TN 37205

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 29th day of April, 2019.

David M. Jackson, by Karen H. Jackson, his Attorney In Fact

Karen H. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen H. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for David M. Jackson and that she is authorized by David M. Jackson to execute this instrument on his behalf.

Witness my hand, at office, this 29th day of April, 2019.

Notary Public

My Commission Expires: _____

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