Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0891

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO THIS 20th day of May, 2019

Notary Public

Commission Expires: 9/6/2022

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 233277 DEEDWARR
05/22/2019 03:03:20 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20190522-0048574

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob Ezra Tallman and Allison Anne Wood 2154 A Rock City Street Nashville, TN 37216	New Owner	072-11-3Q-001.00-CO

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, I/WE,

Jackson Valley Land Partners

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Tallman AKA Jacob Ezra Tallman and Allison Wood AKA Allison Anne Wood, married

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:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2154 Rock City Cottages, a Townhouse Planned Unit Development of record as Instrument No. 20180104-0001504 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Aarion L. Lewis and wife, Cynthia L. Lewis by Special Warranty deed from Nashville Habitat for Humanity, Inc., a Tennessee Non Profit Corporation of record in Book 8529, page 129 Register's Office for Davidson County , Tennessee, dated January 15, 1992 and recorded on January 15, 1992.

Being a portion of the same property conveyed to Cynthia L. Lewis by Quitclaim Deed from Aarion L. Lewis of record in Book 9771, Page 610, Register's Office for Davidson County, Tennessee, dated August 17, 1995 and recorded on August 23, 1995.

Being a portion of the same property conveyed to Jackson Valley Land Partners by Warranty Deed from Cynthia L. Lewis, unmarried of record in Instrument No. 20170726-0075661 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 26, 2017.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-19-2154

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2154 A Rock City Street, Nashville, TN 37216

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of May, 2019.

Jackson Valley Land Partners

By: _____

Douglas L. Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas Schenkel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Managing Member of Jackson Valley Land Partners, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of May, 2019.

_____

Notary Public

My Commission Expires: 4/16/22

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary's Seal)