Karen Johnson Davidson County
Batch# 233333 DEEDWARR
05/22/2019 03:43:01 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20190522-0048659

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190400139

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of May, 2019

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IH Ian Hunter 205 Powell Pl #304 ~~1012 Maxwell Ave.~~ Brentwood, TN 37027 ~~Nashville, TN 37206~~	~~SAME~~ as above FIRST NAT'L BANK OF MIDDLE TN 1608 WILLIAMS DR, STE 3A MURFREESBORO, TN 37129	083-05-0-145.00

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,

Louis Jackson, unmarried

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

IH **Ian Hunter, 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:

LAND in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly 5 feet of Lot No. 30 and the westerly 45 feet of Lot No. 31, on the plan of House and Simonton's Subdivision of Lots 1 to 16 inclusive in Stratton and Seymour's Addition to East Nashville, as of record in Book 57, Page 137, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 30 and 31 front together 50 feet on the southerly side of Maxwell Avenue, as now established, and run back 171 ½ feet, more or less, on the easterly line, and 175 feet on the westerly line to an alley, and measures 50 feet thereon.

BEING the same property conveyed to Louis Jackson, unmarried by Warranty Deed from Eunice B. Lee, unmarried, dated 9/29/95 and recorded 10/2/95 in Book 9811, Page 570, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1012 Maxwell Ave., Nashville, TN 37206**
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 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 our hands this 21st day of May, 2019.

Louis Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2019.

Commission Expires:_____

Notary Public

