WARRANTY DEED

Karen Johnson Davidson County
Batch# 234894 DEEDWARR
05/28/2019 08:45:27 AM 2 pgs
Fees: $13.00 Taxes: $3,496.50
20190528-0049762
O-SR-19-4312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William S. Cardin and Dana Backlund Cardin	Broker Solutions, Inc dba New American Funding	
(NAME) **4312 Colorado Avenue**	(NAME) P. O. Box 650076	**103-4-244.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Dallas, TX 75265-0076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ORSORIO JACKSON AND DIANA JACKSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM S. CARDIN AND DANA BACKLUND CARDIN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 66 feet of Lot No. 4 of Block 15 on the Plan of Sylvan Park, of record in Plat Book 332, Page 104, Register's Office for said County.

Said part of Lot No. 4 of Block 15 fronts 66 feet, more or less, on the northerly margin of Colorado Avenue, formerly Ninth or Hugomont Avenue, and extends back 162.8 feet, more or less, on the easterly line and 160 feet on the westerly line, to a dead line in the rear, measuring 95.3 feet, more or less.

Being the same property conveyed to Diana Jackson and Orsorio Jackson, wife and husband, as joint tenants, by Quitclaim Deed from Diana Jackson and Orsorio Jackson, as joint tenants, recorded October 27, 2017 in Instrument No. 20171027-0110243, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- 2019 Taxes and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4312 Colorado Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF MAY, 2019.

Orsorio Jackson

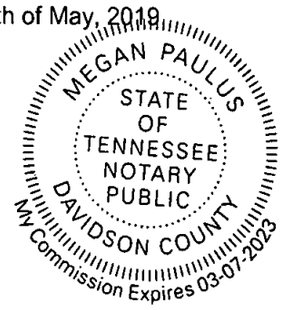
Diana Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ORSORIO JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

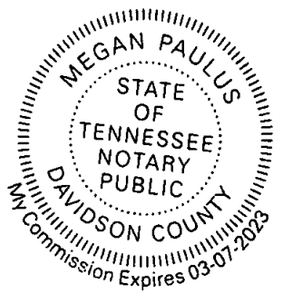


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANA JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
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Nashville, TN 37212