**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1734

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2 day of August, 2019

Notary Public

Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jordan Jackson and Diondrea B. Jackson<br>1633 12th Ave N<br>Nashville, TN 37208 | New Owner | 081-11-0-538.00 |

Karen Johnson Davidson County
Batch# 268533 DEEDWARR
08/08/2019 08:42:56 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20190808-0078829

# 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,

**Richard L. Follett, III, a married man**

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

**Jordan Jackson, an unmarried man and Diondrea B. Jackson, a married woman, as joint tenants**

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 the Northerly one half of the Southerly 62 feet of Lot No. 183 on the Map of McGavock, Wetmore and Others Addition of record in Plat Book 21, Page 41, 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 part of said Lot No. 183 fronts thirty-one (31) feet on the Westerly side of 12th Avenue, North, formerly Florence Street (the present Nashville City House No. being 1533), and runs back between lines parallel to Wheless Street 154 feet to an alley.

Being the same property conveyed to Richard L. Follett III, unmarried by Warranty deed from Susan Campbell, married of record in Instrument No. 20151208-0123347 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015.

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.

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

This is improved property known as: 1633 12th Ave N, Nashville, TN 37208

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.

*Richard L. Follett, III, hereby affirms that the above described property was never the primary residence of himself, nor his spouse. Said property was used for investment purposes only.*

Dated this the 1 day of August, 2019.

Richard L. Follett, III

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard L. Follett, III** 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 and official seal this 1 day of August, 2019.

Notary Public
My Commission Expires: 6-10-22

(Notary Seal)

FAYE KLEMME
Notary Public - Arizona
Maricopa County
My Commission Expires
June 10, 2022