Karen Johnson Davidson County
Batch# 277060 DEEDWARR
08/28/2019 08:21:00 AM 2 pgs
Fees: $13.00 Taxes: $1,579.90

20190828-0086521

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0649

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Vinicius Guimaraes Morais, a married man	Guaranteed Rate, Inc.	Map: 08203018200
(NAME) 1114 Stockell St.	(NAME) 3940 N. Ravenswood	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS ($427,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JONATHAN RAYMOND JEFFERSON, AN UMARRIED MAN,

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

VINICIUS GUIMARAES MORAIS, A MARRIED 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:

Being Lot No. 102, on the Map fo Benedict Land Company's Subdivision, of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Raymond Jefferson, an unmarried man, by deed from Jason Bockman and Erica L. Bockman, husband and wife, of record in Instrument No. 20130617-0061553, dated June 14, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 40, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1114 Stockell St., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RF19-1114

Witness our hands this ~~23rd~~ 21st day of August, 2019.

Jonathan Raymond Jefferson

Jonathan Raymond Jefferson

STATE OF FLORIDA
COUNTY OF Hillsborough.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Raymond Jefferson, 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 this, ~~23rd~~ 21st day of August, 2019.

My Commission Expires: 5.13.23

Notary Public

Claudia Martin Rodriguez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG333767
Expires 5/13/2023