14178

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Francisca Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 12-20-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Francisca Angel	NEW owner ~~Francisca Angel~~	08208015700
913 Stoneview Ct ~~623 N 9tth Street~~ (NAME)	(NAME) ~~623 N 9tth Street~~	
Antioch TN 37013 ~~Nashville, TN 37206~~ (ADDRESS)	(ADDRESS) ~~Nashville, TN 37206~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Willie Lee Jackson Jr. and Cassandra I. Jackson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Francisca Angel, single,** 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. 162 of Block No. 1 on the Map of Blocks 1 and 2 of F.O. Beasley's McFerrin Addition, as of record in Book 57, Page 136, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Willie Lee Jackson, Jr. and wife, Cassandra I. Jackson, by deed of record in Book 10051 , Page 660 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 623 N 9tth Street, Nashville, TN 37206
(House Number) (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.

Karen Johnson Davidson County
Batch# 278331 DEEDWARR
09/03/2019 10:37:16 AM 2 pgs
Fees: $13.00 Taxes: $721.50



20190903-0088327

Witness my/our hands this 29th day of August, 2019.

Willie Lee Jackson Jr.

Cassandra I. Jackson

State of Tennessee
County of Davidson

Personally appeared before me Willie Lee Jackson Jr. and Cassandra I. Jackson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of August, 2019.

Notary Public _____
My Commission Expires: _____

File No.: 14178

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020