Karen Johnson Davidson County
Batch# 289843 DEEDWARR
09/23/2019 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20190923-0096446

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$334,000.00**

Affiant

Subscribed and sworn to me on ~~09/18/19.~~ 9/23/19.

NOTARY PUBLIC

My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jordan Sluder 1046 Percy Warner Blvd. Nashville, TN 37205	Legacy Home Loans 4004 Hillsboro Pike, Ste 216B Nashville, TN 37215	129 08 0 070.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marsha R. Jaffa, unmarried,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Jordan Sluder, a married man, ,** hereinafter called **"GRANTEE,"** his/ her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Warner Park Valley Section 1, of record in Book 3600, Pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 85.00 feet on the easterly margin of Percy Warner Boulevard and extends back 297.37 feet on the northerly line and 210.05 feet o the southerly line to a dead line in the rear measuring 164.21 feet thereon.

Being the same property conveyed to Marsha R. Jaffa, by Quit Claim Deed from Robert S. Jaffa of record in Instrument No. 20110524-0039601, in the Register's Office of Davidson County, Tennessee, dated March 11, 2011 and recorded on May 24, 2011. And Marital Dissolution Agreement filed under Docket No. 110-645 in the Fourth Circuit Court for Davidson County, Tennessee.

This is improved property known as 1046 Percy Warner Blvd., Nashville, TN 37205

subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/ she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 on 18th day of September, 2019.

Marsha R. Jaffa

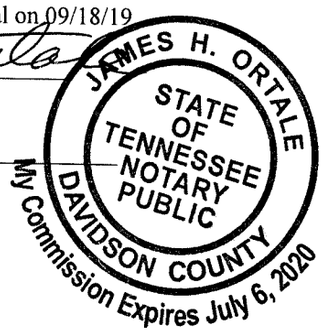
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 18th day of September, before me personally appeared Marsha R. Jaffa, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 09/18/19

NOTARY PUBLIC

My Commission Expires: _____



True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

