Karen Johnson Davidson County
Batch# 309613 DEEDWARR
11/01/2019 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,346.80
20191101-0112605

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3079021

Return to:

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 364,000.00

Affiant

Subscribed and sworn to me, this the 31st day of Oct, 2019.

Notary Public

My commission expires: 1/3/23

Property Address:
950 Ireland Street
Nashville, TN 37208

Parcel ID:
082-13-0B-028.00

Property owner:
Christopher R. Bainbrdige
950 Ireland Street
Nashville, TN 37208

Mail tax bills to:
USAA Payment Processing
P.O. Box 650660
Dallas, TX 75265-0660

THIS INDENTURE is made effective the 31st day of October, 2019 by **Lanessa Jackson, an unmarried person,** First Parties, for the purpose of conveying the premises described herein to Christopher R. Bainbridge, unmarried, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 28 of Ireland 28 Condominiums, also known as Ireland Street 28, a Horizontal Property Regime established by Master Deed of record in Instrument No. 200404160043331 and amended in Instrument No. 200404290048695, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lanessa Jackson, an unmarried person by Warranty deed from Bruce Androphy of record in Instrument No. 20131031-0112956 Register's Office for Davidson County, Tennessee, dated October 28, 2013 and recorded on October 31, 2013. (Value of consideration shown in aforementioned deed $250,000.00.) Being also known as 950 Ireland Street 28 Nashville, Tennessee 37208.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040405-0037953; Restrictive Covenants of record in Book 9183, page 130; Book 11625, page 280; and Instrument No. 20020425-0051069; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ireland 28 of record in Instrument Number 20040416-0043331, as amended in Instrument No. 20040429-0048695; Instrument No. 20040217-0017837; Charter of record in Instrument Number 20040414-0041924; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; and Subject to rights of others in and to the common areas and/or elements.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 19, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Lanessa Jackson

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Lanessa Jackson,** 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 SEAL AT OFFICE, in Davidson County, this the 22nd day of August, 2019.

My Commission Expires: Diane M. Cochran
May 3, 2021 NOTARY PUBLIC

My Commission Expires: _____

DIANE M. COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

