Karen Johnson Davidson County
Batch# 373106 DEEDWARR
03/16/2020 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20200316-0029116

WARRANTY DEED

RETURN TO
Stewart Title Company
131 First Avenue South, Suite 200
Franklin, TN 37064
File # 639469

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 324,000.00

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS
11th day of March, 2020

Notary Public
MY COMMISSION EXPIRES: 10/31/2020
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie A. Jackson		
1015 9th Avenue	**Same as Owner**	**82 - 13 - 37.00**
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE. **Jacqueline L. Shivers,an Unmarried Woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Natalie A. Jackson, an Unmarried Woman** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1015 9th Avenue, Nashville, Nashville, TN 37208. Said property is being described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 183 on the Map of Judge John McNairy's Manison House Tract, a plan of which of record in the front fly leaf of Book 9, Register's Office for said county, described according to a copy of a survey thereof made 11/01/1935, by Blanchard and Parrish, Surveyors, as follows:

Beginnin at a point in the westerly margin of 9th Avenue North; 62.5 feet north of the northerly margin of Jackson Street, as now widened; thence northerly along the westerly margin of said Avenue, 33.75 feet to a point; thence westerly margin of said Avenue, 33.75 fett to point; thence westerly parallel to Jackson Street 98.5 feet to a point; thence easterly parallel to Jackson Street 98.5 feet to the point of beginning.

Being the same property conveyed to Jacqueline L. Shivers, unmarried by Warranty Deed from Successful Surviors, Inc. dated 07/24/2000 and filed for record on 08/02/2000 of record in Instrument No. 200008020076508 said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as 1015 9th Avenue, Nashville, TN 37208
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Witness our hands this 11th day of March, 2020.

Jacqueline L. Shivers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacqueline L. Shivers** the bargainor(s) 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 11th day of March, 2020.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires: _____

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

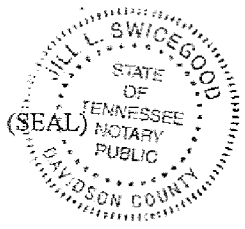
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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