Karen Johnson Davidson County
Batch# 406784 **DEEDWARR**
05/27/2020 02:46:34 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200527-0054632

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/4/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/04/2021

W-SB-VRES-20-328

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Rose Pastore	**Summit Funding, Inc.**	
(NAME)	(NAME)	
328 Cherry Street	**P.O. Box 15167**	**043-13-0-277.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Sacramento, CA 95813-9998**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE RAE BRASWELL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER ROSE PASTORE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22, Block C on the Plan of Final Plat of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being the westerly 5 feet of Lot #21 of Block "C" on the Plan of Crittendon Estate Subdivision of record in Book 974, page 69, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Jesse Rae Brasswell, an unmarried woman by Warranty Deed from Blair O. White and Rodger Weller of record in Instrument No. 20151028-0109495 Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on October 28, 2015.

Being the same property conveyed to Jesse Rae Braswell, an unmarried woman by Quitclaim Deed from Jessee Rae Braswell, who erroneously acquired title as Jessee Rae Brasswell, an unmarred woman of record in Instrument No. 20170822-0086299 Register's Office for Davidson County, Tennessee, dated August 17, 2017 and recorded on August 22, 2017.

Being part of the same property conveyed to Jesse Rae Braswell by Quitclaim Deed from Randy J. Persinger of record in Instrument No. 20200505-0046915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1118, Page 622, Book 1129, Page 521, Book 1194, Page 653 and Book 1236, Page 591, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5398, Page 499, in the Register's Office for Davidson County, Tennessee.
- Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, for storm sewers and/or sanitary sewers of record in Book 8179, Page 532, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **328 Cherry Street, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF MAY, 2020.

Jesse Rae Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE RAE BRASWELL, the within named bargainor, 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 official seal, this the 22nd of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212