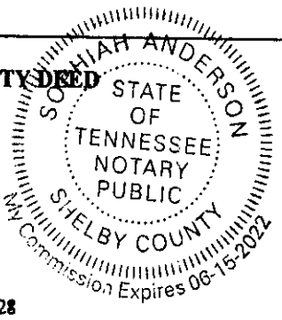
WARRANTY DEED



File No. TE0007028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke Ennis	Cis Financial Srcs Inc dba CIS Home Loans	
(NAME)	(NAME)	
1908 16th Ave N	851 Military St. N	081-07-4P-001.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208	Hamilton, AL 35570	
(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, I, **Jim Jacanin and Melissa Jacanin, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooke *Ennis,** *unmarried HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *E

*unmarried

Land in Davidson County, Tennessee, being Unit No. 1908 on the Plan of 1910 16th Ave North Residences, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument Number 20190517-0046978 and as Corrected in Instrument Number 20190523-0048900 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jim Jacanin and Melissa Jacanin, husband and wife by Warranty deed from Building Masters Company, LLC, a Tennessee limited liability company of record in Instrument No. 20190426-0038377 Register's Office for Davidson County, Tennessee, dated April 22, 2019 and recorded on April 26, 2019. (Value of consideration shown in aforementioned deed $132,974.00.)

Being also known as 1908 16th Ave N Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1908 16th Ave N, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 458730 **DEEDWARR**
08/18/2020 10:31:33 AM 2 pgs
Fees: $13.00 Taxes: $1,274.65

20200818-0092641

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.

This Deed shall be effective in transferring ownership on the 24 day of July, 2020.

Witness my hand this 23 day of July, 2020.

Jim Jacanin

Melissa Jacanin

STATE OF Maine
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jim Jacanin and Melissa Jacanin, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of July, 2020.

Notary Public

My commission expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

SHAYNA THIBODEAU
NOTARY PUBLIC
State of Maine
My Commission Expires
January 8, 2025

SHAYNA THIBODEAU NOTARY PUBLIC MAINE