39B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2020. Notary Public MY COMMISSION EXPIRES: 7-9-22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 508465 DEEDWARR
11/03/2020 02:01:03 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20201103-0128726

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janine Reyes Christiano	First Bank	MAP & PARCEL
1911 Wildwood Avenue	318 Seaboard Ln #205	117-04-0-205.00
Nashville, TN 37212	Franklin TN 37067	
(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, **Edward Jeffrey Dinkins, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janine Reyes Christiano and Guy Forrest Christiano, wife and husband**

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:

*Block "B"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of* Map of Belmont Terrace Annex No.3 of record in Plat Book 1130, Page 24, 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 Edward Jeffrey Dinkins, unmarried by Warranty deed from David A. Carroll, a married person of record in Instrument No. 20110331-0024686 Register's Office for Davidson County, Tennessee, dated March 24, 2011 and recorded on March 31, 2011.

Ashley Dinkins joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Edward Jeffrey Dinkins.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1911 Wildwood Avenue, Nashville, TN 37212.**

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.

Witness my hand this the 2nd day of November, 2020.

Edward Jeffrey Dinkins by Donna Mason attorney in fact
Edward Jeffrey Dinkins
BY: Donna Mason, Attorney-In-Fact

Ashley Dinkins by Donna Mason attorney in fact
Ashley Dinkins
BY: Donna Mason, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Mason** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Edward Jeffrey Dinkins** as his Attorney in Fact, as the free act and deed of the within named **Edward Jeffrey Dinkins.**

Witness my hand and official seal this the 2nd day of November, 2020.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Mason** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Ashley Dinkins**, as her Attorney in Fact, as the free act and deed of the within named **Ashley Dinkins.**

Witness my hand and official seal this the 2nd day of November, 2020.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY