Karen Johnson Davidson County
Batch# 509198 DEEDWARR
11/05/2020 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $4,793.35
20201105-0129694

#35750

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35750-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,295,500.00. Affiant Subscribed and sworn to before me this 30th day of October, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Brian C. Drolet, Margaret V. Maclin 1611 18th Avenue South Nashville, TN 37212	**Send Tax Bills To:** New Owners 1611 18th Ave. S. Nashville, TN 37212	**Tax Information:** Map and Parcel No.: 10408018200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory Brian Smith Jackson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian C. Drolet, unmarried and Margaret V. Maclin, unmarried** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1611 18th Avenue South, Nashville, TN 37212.

Roger E. Moore, spouse of Grantor, joins in the execution of this deed in order to convey any marital interest that he my have in subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of October, 2020.

Gregory Brian Smith Jackson

Roger E. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory Brian Smith Jackson and Roger E. Moore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being the south 20 feet of the east 150 feet of Lot No. 56 and the north 50 feet of the east 150 feet of Lot No. 57 in O.B. Hayes' Plan of Large Lots, called "Rokeby", of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning on the westerly margin of 18th Avenue South, formerly Lamar or Jefferson Street, 50 feet south of the northerly line of said Lot No. 57; and running thence northerly, with the westerly margin of said Avenue, 70 feet to a point; thence at right angles, westerly 150 feet to the easterly margin of an alley; thence with said alley, southerly 70 feet to a point 50 feet south of the northerly line of said Lot No. 57; thence easterly 150 feet to the beginning.

Being the same property conveyed to Gregory Brian Smith Jackson by deed dated September 14, 2000 from Ralph Pattillo Cadenhead, unmarried, of record in Instrument No. 20000918-0092673, Register's Office for Davidson County, Tennessee. Gregory Brian Smith Jackson having since married.

Together with easement and restrictive covenant as described in Instrument No. 20031110-0164639, said Register's Office.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 21, page 87, Register's Office for Davidson County, Tennessee.
3. Easement and Restrictive Covenant of record in Instrument No. 20031110-0164639, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

