Karen Johnson Davidson County
Batch# 544249 DEEDWARR
01/04/2021 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20210104-0000162

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2984TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of December, 2020.

REBECCA MORRO
MY COMMISSION # GG 100610
EXPIRES: May 20, 2021
Bonded Thru Notary Public Underwriters

Notary Public
Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael S. Jasper 2408 D Inga Street Nashville, TN 37206	**SAME AS NEW OWNER**	072 13 0X 004.00

WARRANTY DEED

FOR AND IN 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, **Caitlin Stone, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael S. Jasper, and unmarried man,** 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:

Property known as 2408 D Inga Street Nashville, TN 37206, County of Davidson to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Caitlin Stone, unmarried, by deed from White Pines Building Group, LLC dated 05/30/2017 filed and recorded 05/31/2017 of record as Instrument No. 20170531-0054044, said Register's Office.

Tax Map and Parcel ID is as follows 072 13 0X 004.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2408 D Inga Street, Nashville, TN 37206

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.

LTE File No.: 20-2984TN

Witness my hand this 29th day of December, 2020.

Caitlin Stone

STATE OF Florida

COUNTY OF Seminole

On this 29th day of December, 2020, before me personally appeared **Caitlin Stone**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of December, 2020.

Notary Public
Commission Expiration:

REBECCA MORRO
MY COMMISSION # GG 100610
EXPIRES: May 20, 2021
Bonded Thru Notary Public Underwriters

LTE File No.: 20-2984TN

EXHIBIT A
Legal Description

Property known as 2408 D Inga Street Nashville, TN 37206, County of Davidson to wit:

Land in Davidson County, Tennessee, being Unit D of Homes at 2408 Inga Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2408 Inga Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160919-0098288, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2408 Inga Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160919-0098288, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Joe D. Hutto and wife, Brenda G. Hutto to White Pines Building Group, LLC, a Tennessee Limited Liability Company, as recorded on the 19th day of September, 2016 in Instrument No. 20160919-0098287; part of Warranty Deed from Elm Hill Homes, Inc. to Joe D. Hutto and wife, Brenda G. Hutto, as recorded on the 2nd day of February, 1973 in Deed Book 4678, Page 44 and part of Warranty Deed from Ralph K. Barrett and Nancy M. Barrett, Trustees of the Barrett Family Revocable Living Trust dated December 4, 1999, and Betty Pennington to Joe D. Hutto and wife, Brenda G. Hutto, as recorded on the 14th day of February, 2003 in Instrument No. 20030214-0020186, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Caitlin Stone, unmarried, by deed from White Pines Building Group, LLC dated 05/30/2017 filed and recorded 05/31/2017 of record as Instrument No. 20170531-0054044, said Register's Office.

Tax Map and Parcel ID is as follows 072 13 0X 004.00

True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones,** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Jones
My Commission Expires:

SEAL