THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-9278-PILK

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **461,000.00**.

Michael Jennings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 614849 DEEDWARR
04/14/2021 10:17:00 AM 2 pgs
Fees: $13.00 Taxes: $1,705.70

20210414-0049713

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Jennings	Better Mortgage Corporation	MAP & PARCEL
1701 6th Avenue North, 3	3 World Trade Center, 175 Greenwich Street, 59th Floor	081-08-0R-009.00-CO
Nashville, TN 37208	New York, New York 10007	
(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, WE, **Jackie W. Brassfield, Jr., married, and Lauren Nicole Brassfield, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael T. Jennings, a single man,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of 600 Garfield, a Townhome Development, filed as exhibit B to, and established by the Master Deed of record in Instrument No. 20081223-0122393, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements apparent to said Unit as set forth in said Master Deed, reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jackie W. Brassfield, Jr., married, and Lauren Nicole Brassfield, unmarried, as joint tenants with right of survivorship by Warranty deed from Kelli Taylor and Kevin Solaka, wife and husband of record in Instrument No. 20181221-0124342 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on December 21, 2018.

The subject property was never the principal residence of Jackie W. Brassfield, Jr., or his spouse.

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 IMPROVED property known as **1701 6th Avenue North, 3, Nashville, TN 37208.**

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 our hands this the 9th day of April, 2021.

Jackie W. Brassfield, Jr.

Lauren Nicole Brassfield

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 **Jackie W. Brassfield, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of April, 2021.

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 **Lauren Nicole Brassfield** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of April, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY