# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Allyson Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2001.

Jill L Mapp
Notary Public

MY COMMISSION EXPIRES: 10/14/2001
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/12/01 08:09 2pgs
Fees:13.00 Taxes:501.35
20010712-0074129

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

JILL L. MAPP NOTARY PUBLIC WILSON CO.

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Allyson Jackson | Allyson Jackson | Map 82 |
| (NAME) | (NAME) | Group 16-B |
| 619 Granwood Blvd | Same | |
| (ADDRESS) | (ADDRESS) | Parcel 104 |
| Old Hickory, TN 37138 | | |
| (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,

**James W. Keep and Wife, Janis J. Keep,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Allyson Jackson,**

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:

Being Lot No. 186 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 550, 551, 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to change name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James W. Keep and Wife, Janis J. Keep by deed from Fox Ridge Homes, Inc. of record in Deed Book 9691, page 877, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7351, Page 852; Book 7451, Page 739 and Book 8336, Page 393, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7431, Page 204, Register's Office for said County.

Warranty Deed of Flowage Easement Chitwood Downs to U.S.A. Flood Cheatham Lock and Dam Project in Book 2247, Page 75, Register's Office for said County.

Easement to C. Hooper Development Company as shown of record in Deed Book 7460, Page 930 and Deed Book 7489, Page 515, Register's Office for said County.

Easement for Public Utilities as shown of record in Deed Book 8007, Page 235, Register's Office for said County.

Agreement for Dedication of Easement and Public Utilities in deed Book 8657, Page 179, Register's Office for said County.

Easement for Ingress/Egress as shown of record in Deed Book 8739, Page 991, Register's Office for said County.

Quit Claim Deed from Barclays to Hampton Park HOA for open space and flood plan in Deed Book 8207, Page 276, Register's Office for said County.

Deed from HOA to John and Judith Butler (1 acre) in Book 8951, Page 797, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8517, Page 762 and amended in Book 8833, Page 216, Register's Office for said County.

Subject to Homeowner's Association dues.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 617 Granwood Boulevard, Old Hickory, TN 37138

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

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/our hand(s) this 28th day of June, 2001.

James W. Keep

Janis J. Keep

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Keep and Wife, Janis J. Keep the bargainor S__, 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.

My Commission Expires: 10/14/2001

**File Number2106118**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122