File Box 43

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/01 08:42 2pgs
Fees:13.00 Taxes:296.00

20011210-0135363

#2683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

ELIZABETH E TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri D. Jackson	SunTrust Bank	149-2B-103
(NAME)	(NAME)	
949 Strand Fleet Drive	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37219	
(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, Joann Holland, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terri D. Jackson, unmarried, 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. 189-A on the Plan of Zone Lot Division of Lots 187 through 191 and 193 through 195, Picadilly Square, Phase II, as shown on plat of record in Plat Book 6900, Page 106 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to JoAnn Holland, by deed of record in Book 10151, Page 990, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of JoAnn Holland by Terry DeSelms as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. # 20011210 0135362, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 949 Strand Fleet Drive, Antioch, TN 37013

(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 21st day of November, 2001.

Joann Holland by Terry DeSelms, P-O-A

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21st day of November, 2001, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of JoAnn Holland and who acknowledged that he executed the same as the free act and deed of the said JoAnn Holland, through Power of Attorney granted him by the said JoAnn Holland

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

