WARRANTY DEED

~~12.50~~ 370.00
13.00
383.00

Box 58-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003.
(AFFIX SEAL)

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise Hutchinson	Same as above	136-15-0-A/070.00CO
(NAME)	(NAME)	
3405 Anderson Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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,

Brian Keith Jackson, an unmarried man

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

Denise Hutchinson, a single person

, 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:

Land in Davidson County, Tennessee, being unit No. 70 on the Plan of Phase 2, Final Plat, Watercrest Townhomes, as shown on plat of record in Plat Book 11190, page 81, 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 Brian K. Jackson, an unmarried man by deed from Pulte Homes, Tennessee Limited Partnership dated March 31, 2000 and filed for record as Instrument No. 20000612-0058525 in the Register's Office for Davidson County, Tennessee.

2002 County Taxes have been paid by the seller and prorated.
Subject to the Charter of Record in Book 10788, page 546, Register's Office for Davidson County, Tennessee.
Subject to any and all matters as shown on the plan of record in Plat Book 11190, page 81, and Restrictive Covenants contained in an instrument of record in Book 10788, page 553, in the Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 3405 Anderson Rd., 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.

Davidson County DEEDWARR
Recvd: 11/07/02 12:11 2pgs
Fees:13.00 Taxes:462.50
20021107-0137282

Witness my/our hand(s) this 9th day of October, 2002.

Brian Keith Jackson

Brian Keith Jackson



STATE OF GEORGIA Georgia
COUNTY OF Clayton

On 10/9/2002, before me personally appeared Brian Keith Jackson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal this 9th day of October, 2002.

Commission expires:

Lelia Bornstein
Notary Public

Notary Public, Clayton County, Georgia
My Commission Expires Dec. 12, 2005