WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Jackson	Gregory Jackson	136-14-22
(NAME)	(NAME)	
565 Castlegate Drive	565 Castlegate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/06/03 12:17 2pgs
Fees:13.00 Taxes:499.50

20030606-0078490

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, Mary H. Davis, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Castlegate Section 1 of record in Plat Book 4460, Page 115, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William E. Davis and wife, Mary H. Davis, by deed of record in Book 4843, Page 723, Register's Office for Davidson County, Tennessee. William E. Davis having since died.

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

unimproved ☐
This is improved ☒ property, known as 565 Castlegate Drive, Nashville, TN 37217
(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 30th day of May, 2003.

Mary H. Davis

Peggy Wyatt (POA)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of May, 2003, before me personally appeared Peggy Wyatt, the person who executed the foregoing instrument on behalf of Mary H. Davis, and who acknowledged that she executed the same as the free act and deed of the said Mary H. Davis, through Power of Attorney granted her by the said Mary H. Davis.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2003.

Commission expires: May 28, 2006

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public