WARRANTY DEED

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2004

Notary Public

MY COMMISSION EXPIRES: 11/25/2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-1778

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Gaston	OWNER	053-14-0 043.00
(NAME)	(NAME)	
1415 Mohawk Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Nisha Jackson, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine Gaston, unmarried, and Victoria Williford, unmarried, as tenants in common with the right of survivorship, 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. 19 on the Map of Nawakwa Hills, Pow Wow Addition Section No. 1, as of record in Book 843, Page 79 Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Nisha Jackson, a single person, by Warranty deed from Bryan K. Betty and wife, Judith A. Dotson Betty, of record in Book 10958, Page 376, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1415 Mohawk Trail, Madison, TN 37115
(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 hand this 29 day of September, 2004.

Davidson County DEEDWARR
Recvd: 10/06/04 12:11 2pgs
Fees:13.00 Taxes:379.25

20041006-0120461

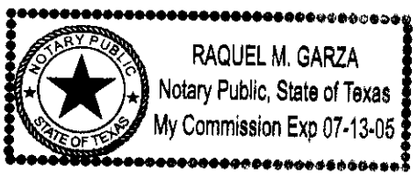
Nisha Jackson

STATE OF TX
COUNTY OF Taylor

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nisha Jackson, a single person the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at First National Bank of Abilene, Abilene TX, this 29 day of September, 2004.

Commission Expires: 7-13-05

Raquel M. Garza
Notary Public



RETURN TO:

EXECUTIVE TITLE, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122