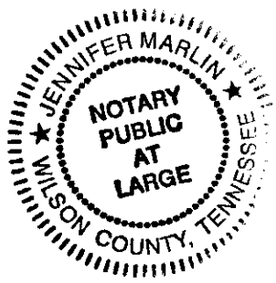
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Karen E. Eberhardt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-4-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/02/04 13:03 2pgs
Fees:13.00 Taxes:318.20

20041102-0131622

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen E. Eberhardt	Bank of the South	Map 136
(NAME) 3566 Seneca Forest Drive	(NAME) 551 N. Mt. Juliet Road	Group 10-0-B
(ADDRESS) Nashville, TN 37217	(ADDRESS) Mt. Juliet, Tennessee 37122	Parcel 62
(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, Michael D. Jackson, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen E. Eberhardt, a Single Female , 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 Unit No. 32 a Revision of Lots 21-32, 39 and 40 on Condominium Site Plat Lots 21-40 on the Plan of Priest Lake Forest, Section 5, as of record in Plat Book 6250, Page 49 and amended by Book 9773, Page 174, 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 Michael D. Jackson, unmarried by deed from Brent Foster of record in Deed Book 9901, page 220, Register's Office for said County, executed on 12/21/95 and filed on 12/28/95.

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

Deed to HOA as shown of record in Deed Book 9735, Page 744, Register's Office for said County.

Master Deed as shown of record in Deed Book 5931, Page 645, Book 6145, Page 435, Book 6199, Page 270, Register's Office for said County.

By-Laws as shown of record in Deed Book 5931, Page 677, Book 6145, Page 433, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6144, Page 434, Register's Office of said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3566 Seneca Forest 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 29th day of October, 2004.

Michael D. Jackson by Kassandra Neff atty in fact
Michael D. Jackson

STATE OF Tennessee
COUNTY OF Wilson

On this the 29th day of October, 2004, before me personally appeared Kassandra Neff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael D. Jackson, and who acknowledged that he executed the same as the free act and deed of the said Michael D. Jackson by virtue of that Power of Attorney, duly executed by the said Michael D. Jackson and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at MT. Juliet Tennessee, this 29th day of October, 2004.

My Commission Expires: 6·4·06

Notary Public Jennifer Marlin

JENNIFER MARLIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

File Number2410173

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