47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,000.00**

X Richard Wayne Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2004.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

Kathy J Byers
Notary Public

MY COMMISSION EXPIRES: 9-24-05

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Wayne Jackson	Richard Wayne Jackson	Map 64-02-0
(NAME) 2631 Willow Branch Dr.	(NAME) SAME As New Owner	Parcel 034
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, **THOMAS E. HAMILTON and wife, JACKIE C. HAMILTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD WAYNE JACKSON and wife, JANE B. 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:

BEING Lot No. 194, on the Plan of Brandywine Farms, Section Nine, of record in Book 4460, page 40, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Said Lot No. 194 fronts 135.0 feet on the southerly side of Montchanin Drive and extends back 335.0 feet on the westerly line and 335.0 on the easterly line, to a line in the rear on which it measures 135.0 feet.

Being the same property conveyed to Thomas E. Hamilton and wife, Jackie C. Hamilton, by deed from Charlotte A. Speakman, unmarried, of record in Instrument #20030325-0039439, Register's Office for Davidson County, Tennessee.

BRENDA JOHNSON executes this instrument as Attorney-in-Fact on behalf of THOMAS E. HAMILTON, pursuant to the Power of Attorney recorded in Instrument #20041109-0135346, Register's Office for Davidson County, Tennessee.
BRENDA JOHNSON executes this instrument as Attorney-in-Fact on behalf of JACKIE C. HAMILTON, pursuant to the Power of Attorney recorded in Instrument #20041109-0135347, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as **210 Montchanin Road, Old Hickory, TN 37138**
(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 our hands this 8th day of November, 2004.

Thomas E. Hamilton
THOMAS E. HAMILTON
BY: Brenda Johnson
BRENDA JOHNSON, Attorney-in-Fact

Jackie E. Hamilton
JACKIE C. HAMILTON
By: Brenda Johnson
BRENDA JOHNSON, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 11/09/04 15:48 2pgs
Fees:13.00 Taxes:344.10

20041109-0135348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRENDA JOHNSON,** to me known to be the person who executed the foregoing instrument on behalf of **THOMAS E. HAMILTON and wife, JACKIE C. HAMILTON,** and acknowledged that she executed the said as the free act and deed of said **THOMAS E. HAMILTON and wife, JACKIE C. HAMILTON**.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8th day of November, 2004.

Kathy J Byers
Notary Public

My Commission Expires: 9/24/05



NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
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