File No. 250600239

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

Davidson County DEEDWARR
Recvd: 06/29/05 13:54 2 pgs
Fees:13.00 Taxes:540.20
20050629-0074884

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Moss	Same	176-5B-154
(NAME)	(NAME)	
6212 Rocky Top Drive	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cliff Jackson and wife, Nelah Jackson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monica Moss, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

Being Lot No. 258 on the Plan of HICKORY WOODS ESTATES, Section "C", as of record in Plat Book 6900, Pages 884, 885, 886 and 887, 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 Cliff Jackson and Nelah Jackson by deed from Alvin J. Kreft of record in Deed Instrument number 200404080040326, Register's Office for said County.

By-Laws as shown of record in Deed Book 7422, Page 273 and Book 9678, page 187; Book 9764, page 44; Book 7932, page 648; Book 9616, page 470 and Instrument number 200310100150800, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9616, Page 477; Book 7422, page 235; Book 11180, page 802; Book 11102, page 387; Book 9764, page 44; Book 7876, page 75 and Instrument numbers: 200012070120450, 200106140062709 and 200110150111957, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 9680, Page 319, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 9790, Page 311, Register's Office for said County.

Quitclaim Deed to HOA as shown of record in Deed Book 9786, Page 923, Register's Office for said County.

Rules and regulations as shown of record in Instrument number 200106140062709, Register's Office for said County.

Agreement as shown of record in Instrument number 200106140062710, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 6212 Rocky Top Drive, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 27th day of June, 2005.

Cliff Jackson

Nelah Jackson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Cliff Jackson and wife, Nelah Jackson, with whom I am personally acquainted, or 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 at office this 27th day of June, 2005.

Commission expires: 1-23-06

Notary Public

File Number: 250600239

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

