Davidson County DEEDWARR
Recvd: 07/13/05 10:58 2 pgs
Fees:13.00 Taxes:384.80
20050713-0081083

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: ~~Jody L. Serrato~~ Joe Andrew Jackson et ux ~~5832 Leslie Avenue~~ 1437 Rice Hill Drive ~~Nashville, TN 37209~~ Antioch, TN 37013	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: ~~91 10; 29.00~~ 149-11-0-A; 64.00CO

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

DAVID DEAN and wife, KIM DEAN

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

JOE ANDREW JACKSON and wife, MONICA JACKSON

HEREINAFTER called the Grantee(s), 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. 64, Phase 3, Rice Hill, as shown by plat and survey of record in Plat Book 6900, page 292, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Dean and wife, Kim Dean by deed from James L. Deatrick, Jr., and Marty L. Penix, of record as Instrument No. 20000627-0063864, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as **1437 Rice Hill Drive, Antioch, TN 37013**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 22nd day of June, 2005.

David Dean
DAVID DEAN

Kim Dean
KIM DEAN

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), **DAVID DEAN and wife, KIM DEAN**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 22nd day of June, 2005.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: **MY COMMISSION EXPIRES: September 22, 2007**

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $104,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Joe A Jackson
AFFIANT

Sworn to and subscribed to before me this 22nd day of June, 2005.

NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES: September 22, 2007**