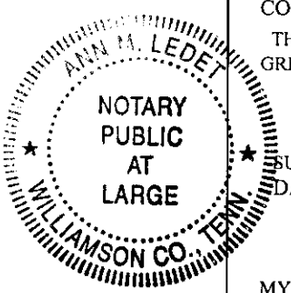
File No. 250800433

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/01/09.

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/26/05 11:19 2 pgs
Fees:13.00 Taxes:696.53
20050826-0102348

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad M. Jackson	Cumberland Bank	075-12-0-B-094.00
(NAME) 412 Jameswood Court	(NAME) 810 Crescent Centre Drive, Suite 320	
(ADDRESS) Hermtiage, TN 37076	(ADDRESS) Franklin, Tennessee 37067	
(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,

Scott A. Spry, and Wife, Sara M. Miller Spry,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad M. Jackson, and Wife, Deneshia S. 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:

BEING Lot No. 28, Phase Two, Section Five Brookside Woods, A Planned Unit Development, as shown by plat of record in Instrument Number 200110110110735, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Scott A. Spry, and Wife, Sara M. Miller Spry by deed from Theodore W. Alling and Wife Kelly L. Alling, Husband and Wife of record in Instrument Number 20021014-0125722, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10444, Page 213, and Book 11103, Page 156, and Book 11453, Page 900, Register's Office of said County.

Charter for Homeowner's Association of record in Book 10451, Page 506, Register's Office for said County.

Easement for Sewer and Storm Drainage as shown of record in Deed Book 11256, Page 436, and Book 11497, Page 977, Register's Office for said County.

Deed for Common Area of record in Book 11450, Page 112, Register's Office for said County.

Utility Easement as shown of record in Deed Book 5609, Page 627, Register's Office for said County.

By-Laws as shown of record in Deed Book 10444, Page 230, Register's Office for said County.

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

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 412 Jameswood Court, Hermtiage, TN 37076
(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), THEIR 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), 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 18th day of August, 2005.

Scott A Spry by Sara M Miller Spry Atty in fact
Scott A. Spry

Sara M Miller Spry
Sara M. Miller Spry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ~~Scott A. Spry, and Wife,~~ Sara M. Miller Spry the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of August, 2005.

Commission expires: 6-9-07

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Wendy L Locke
Notary Public

STATE OF Tennessee
COUNTY OF Wilson

Wife Sara M. Miller Spry

Personally appeared before me, the undersigned, Notary Public in and for the State and County aforesaid, ~~Scott A. Spry~~, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book X, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of ~~Sara M. Miller Spry~~ Scott A. Spry (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 8/18/2005.

My Commission Expires:. 6-9-07

Wendy L Locke
, Notary Public.

X 20050826-0102347

File Number: 250800433

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

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY