File No. 20050206

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/05 14:13 2 pgs
Fees:13.00 Taxes:366.30

20051011-0122597

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa J. Allen	First Horizon Home Loan Corporation	133-3-155
(NAME)	(NAME)	
3304 Dumas Drive	P.O Box 809	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38101	
(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, Jeffrey D. Jackson, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa J. Allen, 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:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Glencoe Acres, Section II, of record in Plat Book 1835, pages 136, 137, & 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jeffrey D. Jackson, a single person, by deed from Marshall Troy Estes, of record in Book 11174, page 399, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE SUBJECT TO:

Subject to restrictions of record in Book 1788, page 495, Book 2088, page 534, Book 2105, page 633 said Register's Office.

Easement of record in Book 2099, page 534, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3304 Dumas Drive, Nashville, TN 37211

(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 hand this 7th day of October, 2005.

Jeffrey D. Jackson

File No. 20050206
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey D. Jackson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2005.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

AFTER RECORDING RETURN TO:

Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027