File No. 260301242

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$135,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008.~~ 2/15/09
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

**Record and Return to:**
**Prestige Title, LLC**
**1600 Westgate Circle, Ste 200**
**Brentwood, TN 37027**

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 04/03/06 10:53 2 pgs
Fees:13.00 Taxes:499.50
20060403-0037279

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Victor L. Jackson | Victor L. Jackson | 052-08-OA<br>285.00 |
| (NAME)<br>1144 Shawnee Trace | (NAME)<br>1144 Shawnee Trace | |
| (ADDRESS)<br>Madison, Tennessee 37115 | (ADDRESS)<br>Madison, Tennessee 37115 | |
| (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, Stephanie Fish and husband, Jeremy Fish, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor L. Jackson, _____ HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 138, Phase Two, Section Four on the Plan of Heron Walk, a Planned Unit Development, as of record in Plat Book 9700, Page 687, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete descripton.

Being the same property conveyed to Stephanie Hollman, unmarried, by Warranty Deed dated May 31, 2000 of record in instrument 200006020055123, Register's Office for Davidson County, Tennessee. Stephanie Hollman is now known as Stephanie Fish.
Jeremy Fish joins in the execution of this instrument for the purpose of conveying any and all rights, title and interest he may have by reason of his marital status.

This conveyance is made subject to:

All matters shown on the plan of record in Plat Book 9700, Page 687; all in the Register's Office for Davidson County, Tennessee.

Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

Declaration of Covenants, Conditions and Restrictions as of record in Book 10095, Page 464; By-Laws as of record in Book 10170, Page 124;. Home Owners Association Charter as of record in Book 10125, Page 449; Subject to Boundary Plat as of record in Plat Book 9700, Page 483 and Sanitary Sewer and/or Strom Drainage Easement as of record in Book 3641, Page 253, said Register's Office.

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 1144 Shawnee Trace, Madison, TN 37115
(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), His 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), His 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 30th day of March, 2006.

Stephanie Fish

Jeremy Fish

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 Stephanie Fish and husband, Jeremy Fish the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of March, 2006.

Commission expires: November 22, 2008

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kim Gillespie

Kim Gillespie Notary Public

**File Number: 260301242**

**RETURN TO:**

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066