WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/06 10:28 2 pgs
Fees:13.00 Taxes:484.70

20060803-0094536

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2009.~~ 6-30-10

(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Christopher Harper	Countrywide Home Loans, Inc	
(NAME)	(NAME)	
203 Pitts Ave	2021 North Gallatin Road Suite 292	53-12-234
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20061735

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Gregory Clark Jackson and wife, Hollie M. Jackson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric Christopher Harper**,* hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

*unmarried

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 203 Pitts Ave., Old Hickory, TN 37138

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this.

Gregory Clark Jackson

Hollie M. Jackson

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 28th day of July, 2006.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Commission expires: March 24, 2009

Melissa D. Rogers Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Plan of Jackson's Landing Estates, of record in Plat Book 7900, page 679, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING all of the same property conveyed to Gregory Clark Jackson and wife, Hollie M. Jackson by Warranty Deed from J & M homebuilders, Inc. dated October 19, 1995 of record in Book 9843, Page 191, Register's Office for Davidson County, Tennessee.

Property commonly known as 203 Pitts Avenue, Old Hickory, TN 37138.