BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/08 10:09 2 pgs
Fees:13.00 Taxes:1132.94
20080602-0055622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: Exp. 8/9/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Andrew Jackson	Suntrust Mortgage, Inc.	146-07-0-005.00
(NAME) 709 Sills Court	(NAME) 401 Commerce St., Ste. 5400	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37219	
(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, **Zachary A. Watson and wife, Kimberly C. Watson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Andrew Jackson and wife, Kayla Felts Jackson**, 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, TN, being Lot No. 5 on the plan of Creighton Meadows, of record in Book 2854, page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zachary A. Watson and wife, Kimberly C. Watson by Deed from Bonita Allen, unmarried, of record in Instrument No. 2006042000-45375, dated April 17, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2854, page 48; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 709 Sills Court, Nashville, TN 37220

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 28th day of May, 2008.

Zachary A. Watson

Kimberly C. Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Zachary A. Watson and Kimberly C. Watson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of May, 2008.

Notary Public

My Commission Expires:

12-06-2011

