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Davidson County DEEDWARR
Recvd: 07/28/08 09:55 2 pgs
Fees:13.00 Taxes:362.60

20080728-0076663

WARRANTY DEED

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickie Janiece Hudson	Regions Bank d/b/a Regions Mortgage	**44-14-10**
(NAME)	(NAME)	
226 Martingale Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35244	
(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, **JABB Enterprises, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vickie Janiece Hudson, an unmarried woman** 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. 226 on the Plan of Block No. 4 on the Plan of Cumberland Terrace Subdivision, Part 1, as of record in Book 1424, page 49, Register's Office for said County.

Said Lot No. 226 fronts 75 feet on the westerly side of Martingale Drive and runs back 151.3 feet on northerly line and 148 feet on the southerly line to a dead line measuring 75 feet thereon.

BEING the same property conveyed to Henry Bruce Buckner and wife, Lori Buckner by Warranty Deed from Vernice Bailey, a widow dated May 22, 2002 and filed for record in Instrument No. 20020524-0063737 in the Register's Office for Davidson County, Tennessee and further conveyed to JABB Enterprises, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Henry Bruce Buckner V aka Henry Bruce Buckner dated June 3, 2003 and filed for record in Instrument No. 20030603-0075234, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **226 Martingale Drive, 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 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 **22nd day of July, 2008**.

JABB Enterprises, LLC

By: Lori Buckner, PRESIDENT

Lori Buckner, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Lori Bucknerwith** whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **President of JABB Enterprises, LLC** the within named bargainor and corporation and that she as such President being authorized so to do, executed the forgoing instrument for the purposes therein contained by signing the name of the corporation by the said Lori Buckner, as such President.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of July, 2008.

Commission expires: May 23, 2009

DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public