Davidson County DEEDWARR
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Fees:13.00 Taxes:876.90

20080908-0091823

|STATE OF TENNESSEE
|COUNTY OF ~~Davidson~~ Dickson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$~~$~~237,000.00
| Donna Sagard
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 WILLIAMS
| 29nd DAY OF ~~August~~, 2008
| Cindy J. Williams September
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Comm. Expires 7-20-2009

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnathan B. Dudley 6600 Upton Lane Nashville, TN 37209	SunTrust Mtg. 1001 Semmes Ave Richmond, VA 23224-2245	Map 102 08 0 Parcel 109.00

For and in 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,

** Also known as Larry F. Jackson
Larry F. Jackson Sr., unmarried and Catherine M. Hickman, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Johnathan B. Dudley and Jennifer V. Dudley

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. 16 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry F. Jackson and Catherine M. Hickman by deed from Bertie D. Johnson, unmarried, of record in Book 6657, page887, Register's Office for said County.

This conveyance is made subject to the following:

1) 2008 taxes and subsequent years.
2) Subject to all matters as shown on the Plan of Record in Plat Book 3700, page 91, said Register's Office.
3) Subject to FEMA Flood Level as they may determinate.
4) Subject to Restrictions and conditions of record in Book 4065, page 67, said Register's Office.
5) Easement of record in Book 2155, page 311, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 6600 Upton Lane, Nashville, TN 37209
(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(s) this 29 day of August, 2008.

Larry F. Jackson Sr.
Larry F. Jackson Sr.

Catherine M. Hickman
Catherine M. Hickman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry F. Jackson Sr, and Catherine M. Hickman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of August, 2008.

NOTARY PUBLIC

My Commission Expires: March 7, 2011

JAMES C. SMITH
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027