File No. 290400581

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 10-23-12

(AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090035353 DEEDWARR
Recvd: 05/29/09 10:12 2 pgs
Fees:13.00 Taxes:233.10

20090529-0049350

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James A. Jackson | James A. Jackson | 049010B00400CO |
| (NAME) | (NAME) | |
| 509 Cherry Grove Lane | 509 Cherry Grove Lane | |
| (ADDRESS) | (ADDRESS) | |
| Whites Creek, TN 37189 | Whites Creek, TN 37189 | |
| (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, **Joseph Ravenell and wife, Carolyn Ravenell**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto James A. Jackson and wife, Joanne P. Jackson, hereinafter called the grantee(s), 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. 4, on the Final Plat of Cherry Grove, Phase 1A, of record in Instrument No. 20050815-0096231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.**

Being the same property conveyed to Joseph Ravenell and wife, Carolyn Ravenell by Warranty Deed from Country Maid Farms, Inc. of record in Instrument 20060516-0057259 on May 12, 2006 and filed for record on May 16, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Instrument 20050815-0096231, Register's Office for Davidson County, Tennessee. Restrictions of record in Instrument 20050831-0104284, Register's Office for Davidson County, Tennessee. Roadway Easement of record in Book 1261, Page 440, Register's Office for Davidson County, Tennessee. Sanitary Sewer and Storm Drainage Easement of record in Book 5156, Page 454, Register's Office for Davidson County, Tennessee. Sanitary Sewer and Storm Drainage Easement of record in Book 5156, Page 457, Register's Office for Davidson County, Tennessee. Right-of-way Easement of record in Book 8635, Page 24, Register's Office for Davidson County, Tennessee. Right-of-way Easement of record in Book 8672, Page 168, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement Easement of record in Instrument 20040903-0107036, Register's Office for Davidson County, Tennessee.

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 513 Cherry Grove Lane, Whites Creek, TN 37189
(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), THEIR 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), 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/our hands this 27th day of May, 2009.

Joseph Ravenell

Carolyn Ravenell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joseph Ravenell and Carolyn Ravenell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of May, 2009.

Commission expires: 02/28/2012

Notary Public

Lisa Hodges
State of Tennessee
Notary Public
County of Sumner

**File Number: 290400581**

**RETURN TO:**

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075