BILL GARRETT, Davidson County
Trans:T20090044698 DEEDWARR
Recvd: 07/02/09 15:06 2 pgs
Fees:13.00 Taxes:407.00
20090702-0062031

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2009060009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $110,000.00

Sworn to and subscribed before me this 30th day of June, 2009.

Affiant

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public Comm. exp 11/22/10

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Mark E. Jackson 312 Huntington Ridge Drive Nashville, TN 37211	New Owner	161-11A-161.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nicole E. Hilliard F/K/A Nicole E. Jesser and husband, Jeffery Alan Hilliard**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark E. Jackson , an unmarried man and Brittany Miller, an unmarried woman, as Joint Tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 161, as shown on the map entitled Huntington Ridge Townhouses, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicole E. Jesser, unmarried, by deed from John M. Bettle and wife, Brenda K. Bettle, of record as Instrument No. 20010817-0089191, dated August 15, 2001, said Register's Office. Nicole E. Jesser having since married is now known as Nicole E. Hilliard.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **312 Huntington Ridge Drive, Nashville, TN 37211.**

The undersigned declares under penalty of perjury that Nicole E. Jesser and Nicole E. Hilliard are one and the same person.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 30th day of June, 2009.

Nicole E. Hilliard

Jeffery Alan Hilliard

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Nicole E. Hilliard and Jeffery Alan Hilliard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2009.

E. Mannix

Notary Public Comm. exp 11/22/10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY