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This instrument prepared by and **Record and Return to**:
Return to and Prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Ste 200
Nashville, TN 37215
File No.: **09-1004**

BILL GARRETT, Davidson County
Trans: T20090053222 DEEDWARR
Recvd: 08/05/09 12:17 2 pgs
Fees: 13.00 Taxes: 240.50
20090805-0073440

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/31/2009**, by and between **David Huff, an unmarried individual**, parties of the first part, and **Kenneth Jackson, a married man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE MIDDLE 1/3 OF LOT NO. 205, ON THE PLAN OF D.T. MCGAVOCK AND OTHERS ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 41, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 205 FRONTS 33-1/3 FEET ON THE EASTERLY SIDE OF 14TH AVENUE NORTH, FORMERLY ALBERTA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DAVID HUFF BY WARRANTY DEED FROM TENNESSEE EQUITY HOLDINGS, INC., A FLORIDA CORPORATION, RECORDED ON THE 26TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070226-0023381, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:

Parcel ID # **81-11-518.00**
☐ Improved OR
☐ Unimproved property located at: **1606 14th Avenue North, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

David Huff By Harold Plemons ATTORNEY-IN-FACT
David Huff
by Harold Plemons, Attorney-in-Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Harold Plemons** to me known to be the person who executed the foregoing instrument in behalf of **David Huff** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **David Huff**

Witness my hand and Notarial Seal this 31st day of July, 2009..

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Pamela B Matheney
Notary Public

My Commission Expires:

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Owner's Name: **Kenneth Jackson**

and Address: **1606 14th Avenue North, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Platinum Mortgage Inc.
103 Spencyn Dr Ste B
Madison, AL 35758

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 31st day of July, 2009..

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/6/13