WARRANTY DEED

Return TO:

HARPETH TITLE, LLC
109 WESTPARK DRIVE, STE 150
BRENTWOOD, TN 37027
H090655

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

V. Marlene Hight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

ROBIN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Steven Jackson	Regions Bank	Map 119-10-0, Parcel 131.00
(NAME) 2814 Druid Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37210	(ADDRESS) 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, **V. Marlene Hight and husband, Clarence I. Hight, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Steven Jackson***, 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: *unmarried

Being Lot No. 45 on the plan of Hidden Acres of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christine B. Harwell by deed from Frank L. Goodwin and wife, Margaret C. Goodwin, and Alton W. Goodwin and wife, Judy G. Goodwin of record in Book 4407, page 89, Register's Office for Davidson County, Tennessee. Christine B. Harwell being one and the same person as Christine B. Hight died intestate in Davidson County, Tennessee, on November 19, 1997, leaving as her sole heirs at law Danny Harwell (son) and Clarence I. Hight, Sr., (spouse) quitclaim and conveyed the property unto Clarence I. Hight, Jr., Teresa Linda Oldham, Patrick Stephen Hight, and Lawrence Stanley Hight equal shares, of record in Book 11463, page 515, said Register's Office. Theresa Linda Oldham and husband, Robert Oldham, Patrick Stephen Hight and wife, Julia Hight, and Lawrence Stanley Hight, single, conveyed their interest to Clarence I. Hight, Jr. of record in Book 11719, page 206, said Register's Office. Further Clarence I. Hight, Jr. conveyed his interest to V. Marlene Hight of record in Book 11759, page 726, said Register's Office.

This is not nor has it been the primary residence of V. Marlene Hight. Clarence I. Hight, Jr. joins in this conveyance to convey any and all interest he may have is said property.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2009 taxes, paid, prorated and assumed by the Grantees: all matters on the plan of record in Book 1130, page 89, said Register's Office; any and all restrictive covenants and easement. Subject to the rights and claims of parties in possession and/or leases not of record. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 2814 Druid Drive, Nashville, TN 37210
(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.

BILL GARRETT, Davidson County
Trans:T20090079039 DEEDWARR
Recvd: 11/20/09 09:18 2 pgs
Fees:13.00 Taxes:384.80
20091120-0106960

Witness my hand this 16th day of November, 2009.

V. Marlene Hight

V. Marlene Hight

Clarence I. Hight, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, V. Marlene Hight and Clarence I. Hight, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledge that they executed the within instrument for the purposes there in contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of November, 2009.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON