BILL GARRETT, Davidson County
Trans:T20100019585 DEEDWARR
Recvd: 04/05/10 14:42 2 pgs
Fees:13.00 Taxes:1228.40
20100405-0025199

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00
Cantrell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **March, 2010**
Notary Public
MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay L. Hanley	New Owner	118-10-79.00
(NAME)	(NAME)	
912 Woodmont Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Keith D. Jackson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lindsay L. Hanley, an unmarried woman,** hereinafter called the Grantee, her 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 described a follows:

Being the westerly part of Lot No. 47 on the map of Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, described according to a survey by T.M. Sanford, Surveyor, dated November 22, 18, as follows:
Beginning at a point in the north margin of Woodmont Boulevard at a cross cut on a rock in the center line of Brown's Creek, being in the easterly line of the property known as Woodmont Terrace Property, northeasterly 503 feet to an iron pin in the southerly margin of the Old Glendale Carline right-of-way; thence with the margin of the same southeasterly 77 feet to a point at the corner of Lots Nos. 47 and 48, being he north corner of the property conveyed to Louse Halloran by deed of record from in Book 2860, page 339, said Register's Office; thence with her west line South 17 degrees West 446.6 feet to an iron pin in the north margin of Woodmont Boulevard; thence with the margin of the same North 84 degrees 23' West 126 feet to the point of beginning.

Being the same property conveyed to Keith D. Jackson, an unmarried man by Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated February 27, 2009 and recorded in Instrument No. 20090303-0018900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 912 Woodmont Boulevard, Nashville, TN 37204

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 our hands this **30th** day of **March, 2010**

Keith D. Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Keith D. Jackson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **March, 2010**

Notary Public

My commission expires:



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212