File No. 210110180

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110003369 DEEDWARR
Recvd: 01/18/11 13:11 2 pgs
Fees:13.00 Taxes:518.00
20110118-0004641

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Y. Jackson Jr.	same address	15002040500
(NAME)	(NAME)	
1233 Charlton Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Robert I. Linstrom and wife, Louise A. Linstrom, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Howard Y. Jackson Jr., an unmarried man, hereinafter called the grantee(s), HIS 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 Plan of Percy Priest meadows, Section Three, as of record in Plat Book 6250, Page 856, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert I. Linstrom and wife, Louise A. Linstrom by Deed dated October 15, 1987 from Brewer & Brewer, Inc. of record in Deed Book 7380, page 85, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 856, Register's Office for Davidson County, Tennessee.

Deed of conveyance easements as shown of record in Book 4842, Page 200 and book 5387, Page 867, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7001, Page 286, 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 1233 Charlton Drive, Antioch, TN 37013
(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), HIS 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), HIS 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 30th day of November, 2010.

Robert I. Lindstrom, By: Suzanne Bingham, His Attorney in Fact

Louise A. Linstrom, By: Suzanne Bingham, Her Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Suzanne Bingham, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No. 20110118-0004640 Registers Office for Davidson, the **Attorney-in-Fact** of Robert I. Linstrom and Louise A. Linstrom (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 11/30/2010.

My Commission Expires: 9.2.2013

, Notary Public.

File Number: 210110180

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

LIMESTONE TITLE & ESCROW, LLC

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Brentwood, TN 37027