# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth Scott Jackson | Superior Bank | 15005013600 |
| (NAME) | (NAME) | |
| 413 Cedarcliff Road | 17 N. 20th Street | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Birmingham, AL 35203 | |
| (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, Howard Allen Reed, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Scott Jackson , a single man and Ashley R. Yeik, a single woman, 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: *as joint tenants with right of survivorship

A certain tract or parcel of land situated in Davidson County, Tennessee, more particularly known as follows:

Being Lot No. 193 on the Plan of Cherry Hills, Section 4, as of record in Book 4460, page 21, Register's Office for said County.

Said Lot No. 193 fronts 80.0 feet on the westerly side of Cedar Cliff Road, and extends back 142.35 feet on the southerly line and 138.83 feet on the northerly line to a dead line measuring 80.08 feet thereon.

Being the same property conveyed to Howard Allen Reed, by deed of record in Book 7706, Page 138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 413 Cedarcliff Road, 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 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:T20110013392 DEEDWARR
Recvd: 03/07/11 09:27 2 pgs
Fees:13.00 Taxes:331.15
20110307-0017782

Witness my hand this 28th day of February, 2011.

Howard Allen Reed

Howard Allen Reed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Allen Reed with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2011.

Commission expires: 5.2.2011

KRYSTIN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011