File No. 110190

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017982 DEEDWARR
Recvd: 03/28/11 14:12 2 pgs
Fees:13.00 Taxes:355.20
20110328-0023769

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Rachelle A. Mullen
Affiant

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-28-12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachelle A. Mullen	Rachelle A. Mullen	26-1-83
(NAME)	(NAME)	
741 Cumberland Hills Dr.	741 Cumberland Hills Dr.	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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, WE, Betty J. Jackson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachelle A. Mullen, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 19 and the westerly one-half of Lot No. 20, on the Map showing subdivision of part of W.R. Myers Home Place at Goodlettsville, as of record in Book 547, Page 41, Register's Office for said County. Said Lot No. 19 and part of Lot No. 20 front together 75 feet on the northerly side of Long Hollow Pike, or Cedar Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas H. Jackson and wife, Betty June Jackson by deed from Golden J. Patterson and wife, Sara Patterson, dated January 10, 2978 and recorded on January 11, 1978 in Record Book 5242, page 154, Register's Office, Davidson County, Tennessee.

Thomas H. Jackson died on May 19, 1999 leaving Betty June Jackson as surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 118 E Cedar Street, Goodlettsville, TN 37072
(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.

File No. 110190
Witness my hand this 24th day of March, 2011.

Betty J. Jackson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty J. Jackson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2011.

Commission expires: 2-26-12

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE

Notary Public