BILL GARRETT, Davidson County
Trans:T20110036587 DEEDWARR
Recvd: 06/20/11 09:10 2 pgs
Fees:13.00 Taxes:462.13
20110620-0046892

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **11-1094**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/16/2011**, by and between **Linda Jean Jackson, an unmarried individual**, parties of the first part, and **Jesse V Givens, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 44 on the Plan of Hermitage Hills, Section I, as of record in Plat Book 2900, Page 49, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Bonnaridge Drive, the common corner of Lots No. 43 and 44; thence southwesterly along the line between said Lots 150 feet to a point; thence northwesterly along the line between Lot Nos. 19 and 44, 99 feet to a point in the southeasterly margin of Bonnacreek Drive; thence northeasterly along said margin of said drive 125 feet to the beginning of a curve; thence along said curve 39.27 feet to a point in the southwesterly margin of Bonnaridge Drive' thence southeasterly along said margin of said drive, 74 feet to the point of beginning.

This being the same description as containe as Instrument No. 20070618-0072253, said Register's Office.

Being the same property conveyed to Linda Jean Jackson by deed dated 6/12/07 from Linda Jean Jackson and Charlie M Primm as Instrument No. 20070618-0072253, said Register's Office.

This conveyance is made subject to:

Parcel ID # **75-13-136**
☒ Improved OR
☐ Unimproved property located at: **300 Bonnaridge Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Linda Jean Jackson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Linda Jean Jackson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 16th day of June, 2011..

Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Jesse V Givens**

and Address: **300 Bonnaridge Drive, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SWBC Mortgage Corporation
5055 Maryland Way
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$124,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 16th day of June, 2011..

REBECCA T. GARLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/6/13