WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120010237 DEEDWARR
Recvd: 02/10/12 09:57 2 pgs
Fees:13.00 Taxes:333.00
20120210-0011961

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

TAHIRA L. PISZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad A. Walkup	Churchill Mtg. Co.	3100011500
(NAME)	(NAME)	
2280 Ingram Road	761 Old Hickory Blvd #400	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Brentwood, TN 37027	
(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, Regina Lynne Jackson, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chad A. Walkup, a single man, 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 the Second Civil District, Nashville, Davidson County, Tennessee, and being Lot No. 2 on the Subdivision of Albert Tolbert & Jeff T. Blackwell Property, of record in Book 6200, page 34, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Regina Lynne Tidwell who obtained said property on 01/28/2011 by QuitClaim Deed from Randy Blackwell who obtained said property on 04/16/99 in Book 11441, Page 101, Register's Office for Davidson County, Tennessee. The said Regina Lynne Tidwell is now married to Terry Dale Jackson and is now known as Regina Lynne Jackson and Regina Tidwell Jackson. Said property was never used as the primary residence of to Terry Dale Jackson.

Subject to All matters as shown on Plan of Albert Tolbert & Jeff T. Blackwell Property, of record in Book 6200, page 34, Register's Office Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2280 Ingram Road, Whites Creek, TN 37189

(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.

Witness my hand this 3rd day of February, 2012.

Regina Lynne Jackson by Homer J. Tidwell, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3rd Day of February 2012 before me personally appeared Homer J. Tidwell, the person who executed the foregoing instrument on behalf of Regina Lynne Jackson, and acknowledged that he executed the same as the free act and deed of the said Regina Lynne Jackson, through Power of Attorney granted February 2, 2012 by the said Regina Lynne Jackson.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of February, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013