Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jacqueline A. Chapman, unmarried** , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Marc A. Jackson and Marie Jackson, husband and wife,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 20, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County, Tennessee; located on Northeast corner of the intersection of Cleves and Sixth Streets. Said property fronts 54.6 feet on the easterly side of Cleves Street, around a curve with a 10 foot radius for 15.7 feet connecting to a line 75.0 feet on the northerly side of Sixth Street, thence to a rear line 63.1 feet on the easterly side of the property described herein, to a line 83.0 feet on the northerly side, containing 0.12 acres, more or less.

Being the same property conveyed to Jacqueline A. Chapman, unmarried, by Deed from Stephen C. Stalnaker and wife, Mary Stalnaker dated September 20, 2002 as Instrument No. 20021001-0119109, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 509 Cleves Street, Old Hickory, TN, 37138.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of May, 2012.

x Jacqueline A. Chapman
x Jayne Elizabeth Allison, Her attorney-in-fact

Jacqueline A. Chapman
By: Jayne Elizabeth Allison, Her Attorney in Fact

Davidson County DEEDWARR
Recvd: 05/23/12 14:19 3 pgs
Fees:18.00 Taxes:325.60
20120523-0044840

State of Tennessee)
County of Davidson)

On this 18th day of May, 2012, before me personally appeared Jayne Elizabeth Allison, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jacqueline A. Chapman acknowledged that such person executed the same as the free act and deed of Jacqueline A. Chapman.

Notary Public

My Commission Expires: 2-8-2013

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 88,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of May, 2012.

Angela G. Batson
Notary Public

My Commission Expires: ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

NEW OWNER:
Marc A. Jackson
509 Cleves Street
Old Hickory, TN 37138

RESPONSIBLE FOR TAX PAYMENT:
Bank of America
101 South Tyron Street
Charlotte, NC 28255

TAX MAP-PARCEL #:
44-11-153

Certificate of Authenticity

I, Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

