WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042480 DEEDWARR
Recvd: 06/08/12 11:14 2 pgs
Fees:13.00 Taxes:259.00

20120608-0050247

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Barbara Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 2012.

Notary Public

MY COMMISSION EXPIRES: 11-24-2012 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara J Jackson	Regions Mortgage	060-02-0-200.00
(NAME)	(NAME)	
3103 Vailview Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 09-0819

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I,/ we Corl Lucille Jackson aka Carl Lucille Jackson** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Barbara J. Jackson, unmarried** hereinafter called the GRANTEE, **his/her** 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. 142 on the Plan of Section One, Parkwood Estates of record in Plat Book 2900, Page 119 and 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Corl Lucille Jackson by Quitclaim Deed from James Neal and wife, Karen Hawkins Neal of record at Instrument No. 20000619-0061045, Register's Office for Davidson County, Tennessee, dated June 02, 2000.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3103 Vailview Drive , Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 5th day of May, 2012.

Carl Lucille Jackson aka Carl Lucille Jackson

Corl Lucille Jackson aka Carl Lucille Jackson

STATE OF Tennessee
COUNTY OF Davidson

On this 5th day of June , 2012, before me personally appeared Corl Lucille Jackson aka Carl Lucille Jackson to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Darlene Edwards

Notary Public

My Commission Expires: 11-29-2015

