(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3918

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $279,500.00.

Affiant

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 6th day of August, 2012.

Notary Public
My commission expires: 6/24/2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephen C. Jackson 5121 Fredericksburg Way East Brentwood, TN 37027	New Owner	171-3A-14

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WENDY CAROL FORDYCE-GEBHARDT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHEN C. JACKSON AND WIFE, DORIS JEAN JACKSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 124 on the Plan of Section 1B Fredericksburg, of record in Book 7900, Page 509; Amended in Book 7900, Page 552, Registers Office for said County . to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wendy C Fordyce, unmarried by deed from Radnor Homes, Inc. dated August 3, 1994, of record in Book 9435, Page 34, Registers office for Davidson County.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 5121 Fredericksburg Way East, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 6th day of August, 2012.

Wendy Carol Fordyce-Gebhardt by Justin Matthew Chunn her attorney-in-fact

Wendy Carol Fordyce-Gebhardt by Justin Matthew
Chunn her attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20120060397 DEEDWARR
Recvd: 08/14/12 11:25 2 pgs
Fees:13.00 Taxes:1034.15
20120814-0072588

STATE OF TN
COUNTY OF Williamson

On this 6 day of August, 2012 before me, the undersigned Notary Public in and for said County and State, personally appeared Kristin Matthew Crum with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wendy Carol Foredyce Gebhard by Self Power of Attorney dated July 21, 2012, and who acknowledged that he executed the same as the free act and deed of Wendy Carol Foredyce-Gebhard

Witness my hand and official seal this 6 day of August, 2012

My Commission Expires: 6/Aug/2016

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY