WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120071749 DEEDWARR
Recvd: 09/24/12 11:11 2 pgs
Fees:13.00 Taxes:555.00
20120924-0086514

TO:

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-4-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Helton	Fifth Third Mortgage Company	137130A06800CO
(NAME)	(NAME)	
3925 Waterford Way	5001 Kingsley Drive MD: 1MOCBQ	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2565	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Clay P. Jackson and Amber M. Cozart Jackson, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Justin Helton and Wife, Stephanie Helton**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 68, on the Plan of Final Plat, Section Two, Peninsula Point, of record in Plat Book 8250, Page 733, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Clay P. Jackson an unmarried man and Amber M. Cozart an unmarried woman by Deed from Bryan S. Jones and wife, Dawn E. Jones, dated 11/13/2006 and filed for record on 11/17/2006 in Instrument 200611170142985, Register's Office for Davidson County, Tennessee.

The said Amber M. Cozart having since married is now known as Amber M. Cozart Jackson.

The said Amber M. Cozart and Amber M. Cozart Jackson are one in the same person.

All matters as set forth per Plats of record in Book 9700, Page 22, and in Book 8250, Page 733, said Register's Office.

Restrictions of record in Book 9943, Page 908 and in Book 10453, Page 287, said Register's Office.

Ingress/egress Easement for Cemetery of record in Book 342, Page 600, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3925 Waterford Way, Antioch, TN 37013-2565

(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 20th day of September, 2012.

Clay P. Jackson

Clay P. Jackson

Amber M. Cozart Jackson

Amber M. Cozart Jackson

State of Tennessee
County of Wilson

Personally appeared before me Clay P. Jackson and Amber M. Cozart Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of September, 2012.

Tracey Trumphour

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON