NEW OWNER:

Jamar & Tiffany Jackson
P.O. Box 28107
Nashville, TN 37228

SEND TAX BILLS TO:
NEW OWNER

Map 041
Group 011-0
Parcel 012.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0708

BILL GARRETT, Davidson County
Trans:T20120075591 DEEDWARR
Recvd: 10/05/12 08:02 2 pgs
Fees:13.00 Taxes:259.00
20121005-0091241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy Thousand and 00/100 Dollars ($70,000.00)** cash in hand paid, the receipt of which is hereby acknowledged **Charles Everett Moore,** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **Jamar Jackson and wife, Tiffany Jackson,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 450 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, page 128, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Cheshire Drive, the common corner of Lots 450 and 453; thence with the line between said two lots, southeastwardly 212.5 feet to a point; thence westwardly 205 feet to a point in the easterly margin of Dunbarton Drive; thence with the margin of the same, northwardly 143.6 feet to a point, the beginning of a curve; thence northeastwardly around said curve with a radius of 25 feet, 36.5 feet to a point in the southerly margin of Cheshire Drive; thence eastwardly 102.9 feet to the point of beginning.

Being the same property conveyed to Charles Everett Moore and wife, Betty Jean Moore by Warranty Deed, dated October 1, 1958 of record in Record Book 2807, Page 131, Register's Office for Davidson County, Tennessee. Betty Jean Moore having passed on 11/9/2010 and having remained married to Charles Everett Moore without intervening legal separation or divorce from the time of acquisition of the property until her passing, thereby vesting title in Charles Everett Moore as surviving tenant by the entirety.

This is IMPROVED property known as 1333 Cheshire Drive, Nashville Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of September, 2012.

Charles Everett Moore

Charles Everett Moore

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Charles Everett Moore** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 28th day of September, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$70,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of September, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY