BILL GARRETT, Davidson County
Trans:T20120076158 DEEDWARR
Recvd: 10/08/12 11:28 2 pgs
Fees:13.00 Taxes:502.83
20121008-0091919

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Lori D. Jackson
3717 Creston Court
Hermitage, TN 37076

SEND TAX BILL TO:
Wilson Bank & Trust
1436 West Main St.
Lebanon, TN 37087

Tax ID **87-01-0A-119.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mary L. Hogan n/k/a Mary L Ochoa, and husband Rudy Ochoa, Jr.,** has this day bargained and sold, and does hereby transfer and convey unto **Lori D. Jackson, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Chesney Glen, Section Four of record in Plat Book 9700, Page 844, 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 Mary L. Hogan, unmarried by deed from Alicia Jayne Lewis and husband, Shelby A. Lewis of record in Instrument Number 20020703-0080662, in the Register's Office for Davidson County, Tennessee, dated May 30, 2002.

Rudy Ochoa, Jr., the spouse of Mary L. Ochoa, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Mary L. Ochoa.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in P.U.D. Boundary Plat Book 9700, page 215 and Plat Book 9700, Page 844, and restrictions in Book 10278, page 279, Book 10449, Page

215, Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944 and Book 11317, Page 674, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 5th day of October, 2012.

Mary L Ochoa
Mary L. Ochoa

Rudy Ochoa, Jr.
Rudy Ochoa, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mary L. Hogan and Rudy Ochoa, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of October, 2012.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires August 3, 2016

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $135,900.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 9-9-14

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.