Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JoAnne P. Jackson James A. Jackson 509 Cherry Grove Lane Whites Creek, TN 37189	New Owner	040090A02400CO 040090A02300CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $47,800.00

James A. Jackson
Affiant

Subscribed and sworn to before me, this the 19th day of October, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Hamidreza Parsa, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **James A. Jackson and Joanne P. Jackson, Settlors and Trustees of the Jackson Revocable Trust dated July 11, 2012 ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No.'s 23 and 24 on the Plan of FINAL PLAT, WHITES CREEK MANOR, a Planned Unit Development, as shown on plat of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Hamidreza Parsa, by Quit Claim Deed from Best Built Construction, Inc., a Tennessee corporation, dated May 13, 2012, of record in Instrument No. 20120516-0042409, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is unimproved property located at: **700 & 704 Hardys Court, Whites Creek, TN 37189**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20120080485 DEEDWARR
Recvd: 10/23/12 14:39 2 pgs
Fees:13.00 Taxes:176.86
20121023-0097169

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **October, 2012.**

GRANTOR(S)

Parsa

Hamidreza Parsa

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Hamidreza Parsa** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **19th** day of **October, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY