WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25RD DAY OF OCTOBER, 2012

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chrystal Blosch and Brandon Richardson	BancorpSouth	182060A03200 CO
(NAME)	(NAME)	
7895 Rainey Drive	PO Box 3356	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tupelo, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dallas A. Jackson and wife, Jennifer Jackson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chrystal Blosch and Brandon Richardson, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Old Hickory Hills, Section One, a Planned Unit Development, of record in Plat Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Dallas A. Jackson, by deed of record in Instrument Number 20091020-0096802 Register's Office for Davidson County, Tennessee. The said Jennifer Jackson hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Old Hickory Hills of record in Plat Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee. All matters of record in Instrument No. 20021023-0009417 and Instrument No. 20081219-0121385, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20101116-0091730 and Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee. Easement of record in Instrument No. 20010306-0021333 and Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee. Charter of Old Hickory Hills HOA of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7895 Rainey Drive, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20120081094 DEEDWARR
Recvd: 10/25/12 11:12 2 pgs
Fees:13.00 Taxes:624.93
20121025-0097869

Witness my hand this 23rd day of October, 2012.

Dallas A. Jackson

Jennifer Jackson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dallas A. Jackson and Jennifer Jackson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Dallas A. Jackson and Jennifer Jackson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of October, 2012.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County