6533

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/27/14
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $115,900.00.

Affiant

Subscribed and sworn to before me this ____ day of _____, 20__

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Holly Nicole Jackson	SWBC Mortgage	134-13-0-004.00
285 Paragon MIlls Road	9311 San Pedro #100	
Nashville, TN 37211	San Antonio TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James J. Reese, Jr.**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Holly Nicole Jackson, unmarried,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 62 on the plan of Kenilworth Estates, Section Two, of record in Plat Book 2900, page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James J. Reese, Jr. by deed from Noble Properties, Inc., on April 19, 2012, of record in Instrument Number 20120423-0034497, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 126, Register's Office Davidson County, Tennessee.

This is improved property known as: **285 Paragon MIlls Road, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 18, 2013.

James J. Reese Jr.

BILL GARRETT, Davidson County
Trans: T20130005654 DEEDWARR
Recvd: 01/22/13 09:46 2 pgs
Fees: 13.00 Taxes: 428.83
20130122-0006704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James J. Reese, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 18, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY