Davidson County DEEDWARR
Recvd: 03/04/13 10:46 2 pgs
Fees:13.00 Taxes:222.00
20130304-0021292

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

THIS WARRANTY DEED PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION. PREPARER DID NOT SERVE AS CLOSING ATTORNEY.

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2013.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-6-17

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Thomas A. Jackson
3901 Hydesdale Lane
Nashville, TN 37218

SEND TAX BILLS TO:
Thomas & Jackson
4432 Eastwood Circle
Nashville TN 37210

MAP: 069-06-0-004.0
GROUP:
PARCEL:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ESTATE OF JOSEPH HAYWOOD GRIGGS REVOCABLE TRUST U/A/D MAY 19, 2009**, HEREINAFTER CALLED THE GRANTOR HAS THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **THOMAS A. JACKSON and wife, HOLLI G. JACKSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 2 on the Plan of Enchanted Hills Section 1 of record in Book 3300, page 96, Register's Office for said County.

BEGINNING at a point on the northerly margin of Hydes Ferry Pike, said point being the common front corner of Lots No. 2 and 3, easterly 100.0 feet to a concrete monument being a point in a curve; thence around said curve 39.07 feet to a concrete monument on the westerly margin of Hydesdale Lane; thence northerly 155.0 feet to a point being the common front corner of Lots No. 2 and 35; thence westerly with the line between said lots 128.8 feet to a point; thence southerly 181.61 feet to the point of beginning.

Being the same real estate conveyed to Joseph Haywood Griggs, Trustee of the Joseph Haywood Griggs Revocable Trust u/a/d May 19, 2009 by Quitclaim Deed recorded March 1, 2010 in Instrument No. 20100301-0015357, Register's Office of Davidson County, Tennessee. The said Joseph Haywood Griggs died intestate April 8, 2010 leaving Holli Griggs, Cassandra Griggs, and Darius Griggs as his only surviving heirs at law.

This is **improved** X property known as 3901 Hydesdale Lane, Nashville, TN 37218
unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **THOMAS A. JACKSON and wife, Holli G. Jackson**, 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 except for (1) the lien of the 2013 County taxes which shall be prorated and assumed by the Grantee herein; (2) Easement of record in Book 5202, at page 191, in the Register's Office of Davidson County, Tennessee; (3) easements, restrictions, and building setback lines of record in Plat Book 3300, at page 96, in said Register's Office; and, we do further covenant and bind ourselves, our 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.

WITNESS OUR HANDS this 1 day of March, 2013.

ESTATE OF JOSEPH HAYWOOD GRIGGS
REVOCABLE TRUST U/A/D MAY 19, 2009

By: Holli Griggs n/k/a Holli G. Jackson

By: Cassandra Griggs

By: Darius Griggs

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Steve Toppings, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared HOLLI GRIGGS n/k/a HOLLI G. JACKSON, CASSANDRA GRIGGS, and DARIUS GRIGGS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 1 day of March, 2013.

Notary Public

My Commission Expires: 2-6-17

True Copy Certification

I, Debbie Siniard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Steve Toppings, a notary public for this county and state, Debbie Siniard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2-6-17