WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130044496 DEEDWARR
Recvd: 05/29/13 09:28 2 pgs
Fees: 13.00 Taxes: 919.45
20130529-0053822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/4/2013

(AFFIX SEAL)

My Commission Expires Nov. 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daren Moore	Regions Bank	
(NAME)	(NAME)	155-8E-17CO
1221 Rockeford Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham AL 35244	
(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, **MONTE JACKSON AND WIFE, AMY JACKSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAREN MOORE AND WIFE, MICHELLE MOORE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ANDERSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Final Plat of Bellevue Highlands, Phase I, of record in Instrument No. 20010202-0010398, said Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Monte Jackson and wife, Amy Jackson by deed dated April 30, 2008 from Anthony Owens and wife, Tammy L. Owens, of record in Instrument No. 20080505-0046195, said Register's Office. See Scrivener's Affidavit recorded at Instrument No. 20130529005382 1, said Register's Office

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 200102-0010398, said Register's Office; and (c) restrictive covenants of record in Book 11592, page 670 and Instrument No. 20101104-0088413; (d) Bylaws of record in Book 11592, page 707, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1221 Rockeford Drive, Nashville, TN 37221

(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.

Witness our hands this 21 day of May, 2013.

Monte Jackson

Amy Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monte Jackson and wife, Amy Jackson , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of May, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015