Davidson County DEEDWARR
Recvd: 06/19/13 11:39 3 pgs
Fees:18.00 Taxes:703.00
20130619-0062669

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis F. Guerrero Arteaga, a married person	Regions Bank d/b/a Regions Mortgage	03404002100
	(NAME)	
422 Northside Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Retha M. Jackson, Co-Trustee of The Jackson Family Revocable Living Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Luis F. Guerrero Arteaga, a married person, hereinafter called the Grantees, their heirs and assigns, that 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. 44 ON THE PLAN OF NORTH HILL ESTATES, SECTION FOUR, OF RECORD IN PLAT BOOK 3842, PAGE 229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE JACKSON FAMILY REVOCABLE LIVING TRUST BY WARRANTY DEED FROM HARRY BURTON ZIMMERLE AND WIFE, MARTHA ANN ZIMMERLE, OF RECORD IN INSTRUMENT NO. 20010517-0051152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RETHA M. JACKSON EXECUTES THIS INSTRUMENT PURSUANT TO THE ABSTRACT OF TRUST FOR THE JACKSON FAMILY REVOCABLE LIVING TRUST WHEREAS RETHA M. JACKSON AND WILLIAM F. JACKSON, JR. WERE APPOINTED THE CO-TRUSTEES OF THE JACKSON FAMILY REVOCABLE LIVING TRUST. THE SAID WILLIAM F. JACKSON, JR. HAVING SINCE DIED ON APRIL 2, 2007, A RESIDENT OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 422 Northside Drive, Madison, TN 37115
(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 my/our hand(s) this 18th day of June, 2013.

WARRANTY DEED
(Continued)

The Jackson Family Revocable Living Trust

BY: Retha M. Jackson, Co-Trustee

Retha M. Jackson, Co-Trustee

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 Retha M. Jackson, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Co-Trustee of The Jackson Family Revocable Living Trust, and in her capacity as such Co-Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 18th day of June, 2013.

Mary Birthright
Notary Public



My Commission Expires: 11-3-15

RETURN TO:
Fearnley Martin & McDonald, PLLC
25 Century Blvd., Ste. 212
Nashville, TN 37214

20130550

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-4-13

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY