File No. 130589

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130061868 DEEDWARR
Recvd: 07/19/13 14:14 2 pgs
Fees: 13.00 Taxes: 307.10
20130719-0075098

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Taylor	Ameris Bank	044-14-0-015.00
(NAME)	(NAME)	
231 Martingale Dr.	1800 Parkway Place, Suite 820	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Michael D Jackson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Taylor and wife, Deborah Taylor, 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. 231 of Block 4 on the Map of Cumberland Terrace, Part 1, as of record in Book 1424, Page 49, Register's Office for said County.

SAID Lot No. 231 fronts 75 feet on the westerly side of Martingale Drive and runs back 1890 feet on the northerly line and 188.5 feet on the southerly line to a dead line measuring 78 feet thereon.

BEING the same property conveyed to Michael D. Jackson, married, by Warranty Deed from Wanda Lois Henley, Brenda Carol Goodlet and Bobbie Joyce Jackson, Personal Representative and/or all the Heirs of Gertha F. Braswell, deceased, dated 5/11/04 and recorded 5/14/04 in Instrument Number 20040514-0056642, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 231 Martingale Dr., Old Hickory, TN 37138
(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.

File No. 130589
Witness my hand this 15th day of July, 2013.

Michael D Jackson

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D Jackson. married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2013.

Commission expires: 3.10.15

Notary Public

OFFICIAL SEAL
RENEA J MATHEWS
NOTARY PUBLIC - OREGON
COMMISSION NO. 456741
MY COMMISSION EXPIRES MARCH 10, 2015