File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063174 DEEDWARR
Recvd: 07/24/13 15:08 2 pgs
Fees:13.00 Taxes:1665.00
20130724-0076690

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael McConnell Cynthia McConnell	Franklin Synergy Bank	116-16-A-13CO
(NAME)	(NAME)	
3712 Hobbs Road	3301 Aspen Grove Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin TN 37067	
(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, **Edwin E. Jackson, Jr. and Samuel E. Jackson, Executors of the Estate of Mary Harris Jackson, deceased**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael McConnell and Cynthia McConnell, husband and wife**, 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:

Unit No. 7-A in the Garden Condominiums, a Horizontal Property Regime, located on Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the plat of the Garden Condominiums, recorded in Book 5200, page 224, said Register's Office, and described in a Master Deed recorded in Book 5537, page 793, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of the Garden Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5537, page 793, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied therein.

Being the same property conveyed to Mary Harris Jackson by deed from G. W. Bothwell and wife, Patricia Ann Bothwell of record in book 6067, page 796 Register's Office for Davidson County, Tennessee dated June 1, 1983.

The said Mary Harris Jackson also known as Mary Earline Jackson died testate on December 20, 2012. The testator's Last Will and Testament was admitted to Probate in the Seventh Couth of Davidson County, Tennessee Probate Division under Docket #13P-237. Pursuant to the terms of the aforesaid Will, specifically Article Seven, the Testator directed that all of her real property be administered as part of her probate estate and that her Executors be empowered to sell and convey said real property without the joinder of any beneficiary of her estate.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **3712 Hobbs Road, Nashville, TN 37215**

(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 hand this 19th day of July, 2013.

By: Executor
Edwin E. Jackson, Jr. Executor

Executor
Samuel E. Jackson, Executor

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 Edwin E. Jackson, Jr. and Samuel E. Jackson, Executors of the Estate of Mary Harris Jackson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in their capacity as Executors for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19TH DAY OF JULY, 2013.

Commission expires: 7/6/2013

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public