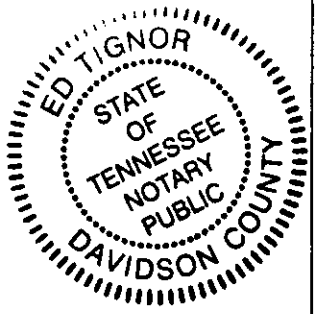
2nd

WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20130069097 DEEDWARR
Recvd: 08/12/13 13:19 2 pgs
Fees:13.00 Taxes:481.00

20130812-0084387

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/2014.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 2400 Crestmoor Rd, #18, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicky Robbins	**Vicky Robbins**	
(NAME)	(NAME)	
6523 Cougar Drive	**6523 Cougar Drive**	10204020700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(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,

Ronald Jackson, married but no homestead interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vicky Robbins, unmarried

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 all of Lot No. 775, on the plan of Charlotte Park, Section 22, of record in Plat Book 3700, Page 67-68, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mable K. Jackson and Dovie Anne Bowker by Deed from James D. Williams and wife, Drucilla Williams, dated 03/23/1974 and filed for record on 03/27/1974 in Book 4799, Page 944, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Book 4803, Page 77.
Being the same property conveyed to Mable K. Jackson (now McCrary) and Dovie Anne Bowker, with right of survivorship by Deed from Mable K. Jackson (now McCrary) and Dovie Anne Bowker and A.J. Pace, Trustee, dated 02/27/1976 and filed for record on 03/03/1976 in Book 5002, Page 61, Register's Office for Davidson County, Tennessee.
Property further conveyed to Ronald Jackson by Personal Representative's Deed recorded in Instrument # 20130812-0084387 per Will of Anne J. Pate a/k/a Dovie Anne Pate (a/k/a Dovie Anne Bowker).
The aforementioned Mable K. Jackson (now McCrary) being deceased as of 12/25/11.

unimproved ☐
This is improved ☒ property, known as **6523 Cougar Drive, Nashville, TN 37209**
(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

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 **30th** day of **July, 2013.**

Ronald Jackson

STATE OF TN
COUNTY OF DAVIDSON

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

Witness my hand at office on **July 30, 2013**

Notary Public My commission expires: 5/20/2014

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY