THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13080080

BILL GARRETT, Davidson County
Trans:T20130073783 DEEDWARR
Recvd: 08/27/13 08:25 2 pgs
Fees:13.00 Taxes:582.75

20130827-0090020

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $157,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2013.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe Jackson and Kara Jackson 517 Mill Station Dr Nashville, TN 37207	New Owner	Tax Parcel ID No. 059-04-0 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Synergy Group, LLC,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe Jackson and Kara Jackson, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 50, PHASE I, CLAYMILLE STATION, as shown on plat of record in Plat Book 6900, Page 322 and 323, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Synergy Group, LLC by Warranty Deed from Harold Jackson, recorded on June 20th, 2013 in Instrument No. 20130620-0063551, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Harold Jackson, unmarried by Warranty Deed from James E. Tyus, recorded on the 24th day of October, 2002 in Instrument No. 20021024-0130336, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

A Deed of Trust by Harold Jackson, a single person, securing a note in the original amount of $119,700.00, dated October 24th, 2002, of record in Instrument No. 20021024-0130337 Register's Office for Davidson County, Tennessee remains as a lien against subject property. "Lender" will make all required monthly principal and interest payments on the first mortgage (so long as all payments by the "Borrower" are current per the terms of Note of same date).

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, CLAYMILLE STATION, as recorded in Plat Book 6900, Page(s) 322 and 323.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7301, Page 271.

This is improved property located at 517 Mill Station Dr Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2013.

Synergy Group, LLC,
by James E. Cary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Cary, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a member of Synergy Group, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, **2014**