WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/13 09:53 3 pgs
Fees:18.00 Taxes:1069.30
20130828-0090645

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 51291-10442

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-23-2015

(AFFIX SEAL)

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward H. Schroeder	Wilson Bank & Trust	173-09-0A-146.00 CO
(NAME)	(NAME)	
6916 Sunnywood Dr.	623 West Main ST.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lebanon, Tn. 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Dwight A. Jackson and Gloria King Jackson, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edward H. Schroeder and Tamara S. Jones, 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:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Lenox Village II, Section Two, a Planned Unit Development, as of record in Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dwight A. Jackson and Gloria King Jackson, by deed from Ralph A. Brigham and Lori J. Brigham, of record as Instrument No. 20051215-0150633, dated November 14, 2005, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 6916 Sunnywood Dr., Nashville, TN 37211
(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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 23rd day of August, 2013.

Dwight A. Jackson

Gloria King Jackson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23rd day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dwight A. Jackson and Gloria King Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public

JENNY AVERHOFF RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

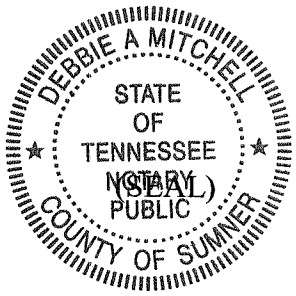
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017

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