RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~Wilson~~ Forsyth

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Kimberly Ann Jackson Roderick Kirk Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: Nov. 13 2016
(AFFIX SEAL)

GABINAI EVENS NOTARY PUBLIC NOVEMBER 13, 2016 FORSYTH CO., NC

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul J. Ketchel Jr.	Paul J. Ketchel, Jr.	026-06-O-094.00
(NAME)	(NAME)	
104 Hollis Court	104 Hollis Court	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-2144	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Roderick Kirk Jackson and Kimberly Ann Jackson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Paul J. Ketchel Jr.**, hereinafter called the GRANTEE(S), their heirs and/or 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. 275 on the Plan of Subdivision of Windsor Green, Phase II, Section II, of record in Plat Book 6900, page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Roderick Kirk Jackson and wife, Kimberly Ann Jackson by Deed from Malcolm L. Barineau, Jr. and wife, Toni J. Barineau, dated 09/04/1997 and filed for record on 09/12/1997 in Book 10606, Page 304, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 549, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6406, Page 929, said Register's Office.

Charter of record in Book 6396, Page 542, said Register's Office. Charter Amendment of record in Book 8192, Page 65, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 7864, Page 369, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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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

BILL GARRETT, Davidson County
Trans:T20130075932 DEEDWARR
Recvd: 09/03/13 13:51 2 pgs
Fees:13.00 Taxes:514.30
20130903-0092555

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 104 Hollis Court, Goodlettsville, TN 37072-2144
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 21st day of August, 2013.

Roderick Kirk Jackson

Kimberly Ann Jackson

State of North Carolina
County of Forsyth

Personally appeared before me Roderick Kirk Jackson and Kimberly Ann Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21 day of August, 2013.

Gabinai Evens
Notary Public
My Commission Expires: Nov. 13 2016

GABINAI EVENS NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 13, 2016 FORSYTH CO., NC

RETURN TO:
Stewart Title Company Tennessee Division
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Mt Juliet, TN 37122