Davidson County DEEDWARR
Recvd: 09/03/13 14:15 3 pgs
Fees:18.00 Taxes:249.75
20130903-0092629

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1197**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/28/2013**, by and between **Kenneth Jackson**, parties of the first part, and **Cripple Creek Properties LLC, a corporation**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being the middle 1/3 of Lot No 205 on the plan of D.T. McGavock and Others Addition as shown on plat of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No 205 fronts 33-1/3 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Kenneth Jackson, a married man by deed dated July 31, 2009 from David Huff, an unmarried individual as Instrument No 200908050073440, said Register's Office..

This conveyance is made subject to: all easements & restrictions of record

Parcel ID# **81-11-518**
☒ Improved OR
☐ Unimproved property located at: **1606 14th Avenue N, Nashville, TN 37208**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kenneth Jackson

STATE OF ~~Tennessee~~ Texas

COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth Jackson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 28th day of August, 2013..

Notary Public

My Commission Expires: _____

KRISTI DOBRINSKI
Notary Public, State of Texas
My Commission Expires
AUGUST 25, 2015

****

Owner's Name: **Cripple Creek Properties LLC**

and Address: **1606 14th Avenue N, Nashville, TN 37208**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

First Advantage Bank
1430 Madison Street
Clarksville, TN 37040

CCP
126A 39th Av N
Nashville Tn
37208

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$67,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 28th day of August, 2013..

Notary Public

My Commission Expires: 7/6/15

KAREN O. TAYLOR
NOTARY PUBLIC
DAVIDSON COUNTY
TENN.

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15