BILL GARRETT, Davidson County
Trans:T20130079059 DEEDWARR
Recvd: 09/12/13 09:51 2 pgs
Fees:13.00 Taxes:240.13
20130912-0096187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 64,900.00

Affiant

Subscribed and sworn to before me, this 11th day of September, 2013.

Notary Public

My commission expires: 9-9-14

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN A. JACKSON, IV **YOLANDER B. JACKSON**	Synovus Mortgage Corp.	**03413018500**
1386 FLORENCE AVENUE	2204 Lakeshore Dr.; Ste 325	
MADISON, TN 37115	Birmingham, AL 35209	

FOR AND IN 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 ACKNOWLEDGE, WE,

MARTHA JEAN THOMAS, UNMARRIED, and MARCUS JAMES THOMAS, MARRIED

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

JOHN A. JACKSON, IV and YOLANDER B. JACKSON, both unmarried, a tenants in common with right of survivorship
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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 AND PART OF LOT NO. 23 ON THE PLAN OF EAST LAWN SUBDIVISION, BLOCK G, OF RECORD IN BOOK 547, PAGE 153 AND 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SAID LOT NO. 24 AND PART OF LOT 23 FRONTS TOGETHER 54 FEET ON THE SOUTHERLY MARGIN OF FLORENCE AVENUE AND EXTENDS BACK BETWEEN LINES 120 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO MARTHA JEAN THOMAS, MARRIED AND MARCUS JAMES THOMAS, MARRIED, BY CASH DEED FOR TENNESSEE FROM ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED 01/16/2008 RECORDED ON 01/23/2008 IN INSTRUMENT NO. 20080123-0007015 SAID REGISTER'S OFFICE FOR SAID COUNTY. JOHN RONALD THOMAS (SPOUSE OF MARTHA JEAN THOMAS) HAVING SINCE DIED ON JULY 28, 2008. TENILLE THOMAS (SPOUSE OF MARCUS JAMES THOMAS) HEREBY SIGNS TO CONVEY ANY AND ALL INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1386 FLORENCE AVENUE, MADISON, TN 37115.

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 in 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.

Witness my/our hand(s) this 10th day of September, 2013.

Martha Jean Thomas
MARTHA JEAN THOMAS

Marcus James Thomas
MARCUS JAMES THOMAS

Tenille Thomas
TENILLE THOMAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MARTHA JEAN THOMAS and MARCUS JAMES THOMAS and TENILLE THOMAS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2013.

Notary Public

My Commission Expires: 7-24-17

