WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130095563 DEEDWARR
Recvd: 11/08/13 10:14 2 pgs
Fees:13.00 Taxes:1097.05
20131108-0115992

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,500.00

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2013.

Notary Public 5/3/14

MY COMMISSION EXPIRES: (AFFIX SEAL)

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
Ernest V. Jackson	Peoples Home Equity	098060A04100CO
(NAME)	(NAME)	
1461 Bridgecross Parkway	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-5608	Brentwood, TN 37027	
(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, **Roger A. Hess and wife, Marcia R. Hess**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ernest V. Jackson and Michelle Jackson, husband and wife**, 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, TN, being Lot No. 45, on the Final Plat of Phase I, Section "A", Bridgewater, of record in Instrument No. 200511040133897, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Roger A. Hess and wife, Marcia R. Hess by Deed from The Jones Company of Tennessee LLC, dated 05/24/2006 and filed for record on 06/01/2006 in Instrument 200606010064684, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200511040133897; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200510240128043; (3) Declaration of Taking of record in Book 1291, Page 99; (4) Final Decree of record in Book 1318, Page 28; (5) Storm Water Detention Agreement of record in Instrument 200502220019150; (6) Charter of record in Instrument 200602230021110; (7) Quitclaim Deed to the Homeowner's Association of record in Instrument 200911100103837, said Register's Office

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.

unimproved ☐

This is improved ☑ property, known as 1461 Bridgecross Parkway, Hermitage, TN 37076-5608
(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 31st day of October, 2013.

Roger A. Hess

Marcia R. Hess

State of Tennessee
County of Wilson

Personally appeared before me Roger A. Hess and Marcia R. Hess, 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 31st day of October, 2013.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122