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

BILL GARRETT, Davidson County
Trans:T20130095922 DEEDWARR
Recvd: 11/12/13 08:13 2 pgs
Fees:13.00 Taxes:623.45
20131112-0116375

Warranty Deed

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $168,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2013.

Jessica Kimbro
Notary Public

My commission expires: 12-23-14

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Coy Lamont Jones	Pinnacle Bank	
799 Jaywood Dr.	150 Third Ave. S., Ste. 900	63-16-A-48.00CO
Old Hickory, TN 37138	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERNEST V. JACKSON AND WIFE, MICHELLE JACKSON AND ERNEST V. JACKSON AS SOLE HEIR AT LAW OF THE ESTATE OF BARBARA JACKSON, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COY LAMONT JONES, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Pages 550 - 552, as corrected in Book 7462, page 445 and Book 8110, page 401, and amended to change name in Book 8181, page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ernest V. Jackson and wife, Michelle Jackson and Barbara Jackson, married by Quitclaim Deed from Ernest V. Jackson and Barbara Jackson of record in Book 11578, Page 170, Register's Office for Davidson County, Tennessee dated April 29, 199 and recorded on July 19, 1999. Said Barbara Jackson having since died. See Affidavit of Heirship(s) dated October 30, 2013, recorded at Instrument No. 20131112-0116373 and Instrument No. 20131112-0116374, said Register's Office.

Being the same property conveyed to Ernest V. Jackson and Barbara Jackson by Warranty Deed from Susan P. Green and husband, Joseph A. Green of record in Book 10023, Page 239, Register's Office for Davidson County, Tennessee dated March 29, 1996 and recorded on April 22, 1996.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 799 Jaywood Dr., Old Hickory, TN 37138.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2013.

Ernest V. Jackson

Ernest V. Jackson

Michelle Jackson

Michelle Jackson

Estate of Barbara Jackson, Deceased

Ernest V. Jackson Heir at Law

Ernest V. Jackson, Heir at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ernest V. Jackson and Michelle Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2013.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ernest V. Jackson, Heir at Law of the Estate of Barbara Jackson, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2013.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY