BILL GARRETT, Davidson County
Trans:T20130106206 DEEDWARR
Recvd: 12/20/13 14:23 2 pgs
Fees:13.00 Taxes:962.00
20131220-0128846

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Jimmy R. Jackson, unmarried, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Patricia N. Bay and Christopher Bay, wife and husband, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Unit No. 451, in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, Page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, Page 411, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Howell Park Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, Page 411, Register's Office of Davidson County, Tennessee, are incorporated by this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Jimmy R. Jackson by deed dated February 9, 2006 of record in Instrument No. 20060210-0016698, Register's Office of Davidson County, Tennessee.

Map & Parcel 093100A45100CO

Property Address: 451 2nd Avenue S., Nashville, TN 37201

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever .

IN WITNESS WHEREOF, this conveyance has been executed on the 18th day of December, 2013.

Jimmy R. Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Jimmy R. Jackson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of December, 2013.

Notary Public

KIM SWANKER NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

My commission expires: 03/18/2014

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $260,000.00.

Emily Jones
Affiant

Subscribed and sworn to before me, this 18th day of December, 2013.

My commission expires:
3/21/17

Notary Public

CAROL BAKER STATE OF TENNESSEE NOTARY PUBLIC HEATHAM COUNTY

NEW PROPERTY OWNER:
Patricia N. & Christopher Bay
451 2nd Ave. S
Nashville, TN 37201

PERSON RESPONSIBLE FOR TAXES:
New Owner