BILL GARRETT, Davidson County
Trans:T20140000630 DEEDWARR
Recvd: 01/03/14 13:19 2 pgs
Fees:13.00 Taxes:440.30

20140103-0000832

Prepared By ~~& Return~~ To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-1195

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Jodie Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF December, 2013

Notary Public
Commission Expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Return to:
Foundation Title and Escrow, LLC
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Address of New Owner	Send Tax Bills To:	Map & Parcel
Debra L. Walker 5208 Wessex Drive Nashville, TN 37211	NEW OWNER	162-01-0-065.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

James W. Jackson, Jr. a/k/a James William Jackson, Jr. and Sherry Jackson Oakley the heirs at law of Teresa Lea Jackson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Debra L. Walker, single (6)

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:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Southwood Subdivision, as of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to James W. Jackson and wife, Maxine C. Jackson, by Warranty Deed from Richard Eldon Jones and wife, Sally M. Jones, dated 7/28/1962 and recorded 8/6/1962 in Book 3407, Page 471, in the Register's Office of Davidson County, Tennessee. The said James W. Jackson, a/k/a James William Jackson, Sr., having since died on May 21, 1992, thereby subject property vesting in Maxine C. Jackson as surviving tenant by the entirety. The said Maxine C. Jackson, a/k/a Virgie Maxine Jackson, having since died intestate, on May 30, 2006, thereby subject property vesting in her heirs-at-law James William Jackson, Jr., Sherry Jackson Oakley and Teresa Lea Jackson. The said James William Jackson, Jr. and Sherry Jackson Oakley having quitclaimed their interest in subject property to Teresa Lea Jackson, by Quitclaim Deed of record in Instrument No. 20060712-0083735, in the Register's Office for Davidson County, Tennessee. The said Teresa Lea Jackson having died intestate, on September 18, 2013, thereby subject property vesting in her heirs-at-law James William Jackson, Jr. and Sherry Jackson Oakley.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5208 Wessex Drive, Nashville, TN 37211.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of Dec., 2013.

James W. Jackson, Jr.
By: Sherry Jackson Oakley, Attorney in Fact

Sherry Jackson Oakley

STATE OF TENNESSEE
COUNTY OF Sumner

On this the 20th day of Dec., 2013, before me personally appeared **Sherry Jackson Oakley** to me known to be the person who executed the foregoing instrument on behalf of **James W. Jackson, Jr. a/k/a James William Jackson, Jr.** as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said **James W. Jackson, Jr. a/k/a James William Jackson, Jr..** POA of record @ Inst# 20140103-0000831, RO D/Co TN. (3)

Witness my hand and official seal at Hendersonville Tennessee, this 20th day of Dec., 2013

Notary Public

Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Sherry Jackson Oakley
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 and official seal at Hendersonville, Tennessee this 20th day of Dec., 2013.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/21/17

~~Commission Expires:~~