WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140003881 DEEDWARR
Recvd: 01/17/14 10:53 2 pgs
Fees:13.00 Taxes:318.20
20140117-0004800

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,000.00**

Andrew Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of January, 2014.

Notary Public
MY COMMISSION EXPIRES: 10.5.2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 N. Mt. Juliet Road, Ste 110, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Harris	Bank of America	050 03 0 011.00
(NAME)	(NAME)	
1712 - 1714 Westchester Dr	4909 Savarese Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kenneth Jackson and Marisa Jackson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Harris, married**, 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 Lots 78, 83, 84 and 85, SECTION III, WILLOW CREEK, as shown on plat of record in Plat Book 5200, Page 631, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Kenneth Jackson and Marisa Jackson, husband and wife by Warranty Deed from John Kaul, unmarried dated November 10, 2010, of record in Instrument No. 20101124-0094146, Register's Office for Davidson County, Tennessee.

Subject property was invest property and was never their primary residence.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1712 - 1714 Westchester Dr, Nashville, TN 37207

THIS IS INVESTMENT PROPERTY

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, has 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 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 15 day of January, 2014.

Kenneth Jackson

Marisa Jackson by Kenneth Jackson her Attorney in Fact

Marisa Jackson by Kenneth Jackson, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Jackson** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of January, 2014.

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Jackson** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Maris Jackson** and acknowledged that he, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Inst. No. 20140117000 4799 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 15 day of January, 2014.

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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