WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/14 14:45 3 pgs
Fees:18.00 Taxes:739.96
20140331-0026421

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $199,990.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MARCH, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON My Commission Expires

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6209 JACKSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Jackson and Jennifer Jackson	Same	161-10-0B-135.00 CO
5320 Old Village Road		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

STEVE WISNIEWSKI, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL JACKSON AND JENNIFER JACKSON, HUSBAND AND WIFE

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 134, PHASE 10-A, VILLAGES OF BRENTWOOD, as shown on plat of record in Book 7900, Page 313 as corrected in Book 8542, Page 973, 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 by Substitute Trustee's Deed from Shapiro & Kirsch, LLC, as Substitute Trustee to Steve Wisniewski as recorded on the 1st day of November, 2013 in Instrument No. 20131101-0113663 and Warranty Deed from Fox Ridge Homes, Inc. to James L. Bowden and wife, Paula S. Bowden as recorded on the 13th day of October, 1992 in Deed Book 8755, Page 883, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 10-A, VILLAGES OF BRENTWOOD, as recorded in Book 7900, Page(s) 313 and as corrected in Book 8542, Page 973, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6143, Page 11 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Villages of Brentwood Homeowners Association recorded in Book 6158, Page 352.

f. Easement for Sanitary Sewer, recorded in Book 6730, Page 508.

g. Easement for Water Mains, recorded in Book 6310, Page 961.

h. Agreement for Dedication of Easement for Overhead Utility Lines as set forth in instrument recorded in Book 6334, Page 980.

i. Order of Possession for Piedmont Gas Company, Inc. recorded at Instrument No. 20130419-0039360.

This is improved property known as 5320 Old Village Road, Nashville, TN 3721

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 My hand on the 25th day of March, 2014.

Steve Wisniewski

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, STEVE WISNIEWSKI, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Brentwood, Tennessee, this 25th day of March, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6209 JACKSON

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER