THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14020216** BILL GARRETT, Davidson County Trans:T20140023746 DEEDWARR Recvd: 04/08/14 14:25 2 pgs Fees:13.00 Taxes:2331.00 20140408-0029386	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me, this 4th day of April, 2014. Notary Public My Commission Expires: _____ RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Lex Carlton Jackson Jr 4653 Chalmers Dr Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-14-0-031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Larimore Smith and wife, Elizabeth Anne Smith** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lex Carlton Jackson Jr and Maggie E Jackson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 219, SECTION 1, TYNEWOOD ESTATES, as shown on plat of record in Plat Book 2900, Page 88, 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 Jonathan Larimore Smith and wife, Elizabeth Anne Smith by Warranty deed from Juanita M. Rushing, unmarried, and Diane N. Scott, unmarried, recorded on the 4th day of October, 2010 in Instrument No. 20101004-0079116, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, TYNEWOOD ESTATES, as recorded in Plat Book 2900, Page(s) 88.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3069, Page 572.

This is improved property located at 4653 Chalmers Dr Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of April, 2014.

Jonathan Larimore Smith

Elizabeth Anne Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Larimore Smith and Elizabeth Anne Smith, 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 4th day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014