BILL GARRETT, Davidson County
Trans:T20140034685 DEEDWARR
Recvd: 05/19/14 11:24 2 pgs
Fees:13.00 Taxes:333.00
20140519-0042780

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14210

Send Tax Bills To:
New Owner

New Owner is:
Stefanie Laczko
2813 Branwood Drive
Nashville, TN 37214

MAP: 096-13-0

PARCEL: 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William Marshall Jackson and Thomas Michael Jackson, divisees under Last Will and Testament of Louis Hatcher Jackson as entered in Circuit Court of Davidson County, Tennessee, Probate Case # 141P422,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stefanie Laczko, an unmarried woman,** hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **2813 Branwood Drive, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 160 on the Plan of Twin Lawn, as of record in Book 2331, Page 9, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to William J. Jackson and wife, Louise H. Jackson, by Warranty Deed from R.W. Cravens Company, Inc., dated 3/26/1956 and recorded 3/27/1956 in Book 2498, Page 13, in the Register's Office of Davidson County, Tennessee. The said William J. Jackson having since predeceased Louise H. Jackson on or about November 10, 2005. The said Louise H. Jackson having since died, testate, on or about February 19, 2014. Pursuant to her Last Will and Testament filed 4/3/14 in Case No. 14P-422 in the Probate Court for Davidson County, Tennessee, she devised subject property to William Marshall Jackson, a one-half interest and Thomas Michael Jackson, a one-half interest

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of May, 2014.

GRANTOR(S):

William Marshall Jackson
WILLIAM MARSHAL JACKSON

Thomas Michael Jackson
THOMAS MICHAEL JACKSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **WILLIAM MARSHAL JACKSON and THOMAS MICHAEL JACKSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, on this the 15th day of May, 2014.

MARGARET MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00**.

Joni Belyeu
AFFIANT

SWORN TO and subscribed before me this 15th day of May, 2014.

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

NOTARY PUBLIC
My commission expires: 3-8-16