WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140046737 DEEDWARR
Recvd: 07/01/14 11:12 2 pgs
Fees: 13.00 Taxes: 375.55
20140701-0057632

JUDITH F. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonda Leonard	Sonda Leonard	150-05-0/136.00
(NAME)	(NAME)	
413 Cedarcliff Drive	SAme	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Kenneth Scott Jackson, unmarried and Ashley R. Yeik, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonda Leonard, unmarried,** 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:

A certain tract or parcel of land situated in Davidson County, Tennessee, more particularly known as follows:

Being Lot No. 193 on the Plan of Cherry Hills, Section 4, as of record in Book 4460, page 21, Register's office for said County.

Said Lot No. 193 fronts 80.0 feet on the westerly side of Cedar Cliff road and extends back 142.35 feet on the southerly line and 138.83 feet on the northerly line to a dead line measuring 80.08 feet thereon.

Being the same property conveyed to Kenneth Scott Jackson, a single man and Ashley R. Yeik, a single woman, as joint tenants with Rights of Survivorship by deed from Howard Allen Reed, unmarried, dated February 28, 2011 and filed for record March 7, 2011 as Instrument NO. 2010307-0017782 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 4460, page 21, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4512, page 212, Register's Office for Davidson County, Tennessee.

2014 and all subsequent years taxes are a lien not yet due and payable. Map and Parcel 150-05-0/136.00

unimproved ☐

This is improved ☒ property, known as 413 Cedarcliff Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 30th day of June, 2014.

Kenneth Scott Jackson

Ashley R. Yeik

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

