BILL GARRETT, Davidson County
Trans:T20140060087 DEEDWARR
Recvd: 08/15/14 09:22 2 pgs
Fees:13.00 Taxes:203.50
20140815-0073812

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of August, 2014, by and between PPF Travel & Investment, LLC, a Tennessee Limited Liability Company, party of the first part, and Kenneth M Jackson and Judith A Jackson, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 11, on the Map of the Subdivision of the Bernice L. Dickerson property, said Plan not being of record, and being more particularly described as follows:

BEGINNING at a point on the westerly margin of Lanier Drive, 575 feet south of the southwest corner of said drive and Old Hickory Boulevard; thence with the westerly margin of said drive, Southerly 50 feet to the common corner of Lot Numbers 11 and 12; thence with the line between said two lots, Westerly 208.2 feet; thence Northerly 50 feet to the common corner of Lot Numbers 10 and 11; thence with the line between said two lots, Easterly 210.0 feet to the beginning.

Being all or part of the same property conveyed to PPF Travel and Investment, LLC by virtue of that certain Special Warranty Deed dated December 30, 2010, at Instrument No. 20110112-0003189 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Anthony F Sims, Treasurer

Anthony F Sims, Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Anthony F Sims with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Treasurer of PPF Travel & Investment, LLC the within named bargainer, and that he as such Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Treasurer.

WITNESS my hand and official seal at office this 8th day of August, 2014.

Notary Public

My Commission Expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN
My Comm. Expires January 23, 2016

Property Owner & Address: Kenneth M Jackson and Judith A Jackson
106 Stonehollow Way
Hendersonville, TN 37075

Tax Parcel No 04314007100

Property Address: 136 Lanier Dr
Madison, TN 37115

MAIL TAX
BILLS TO: Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $55,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of August, 2014.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY