This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
733283 2014-11737
Chasity Nicholson

BILL GARRETT, Davidson County
Trans:T20140062339 DEEDWARR
Recvd: 08/22/14 10:52 3 pgs
Fees:18.00 Taxes:824.73
20140822-0076721

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Nga Bui and Tuyen M. Nguyen	Pinnacle Bank	
7504 Tarmac Way	150 3rd Avenue South, Suite 900	
Nashville, TN 37211	Nashville, TN 37201	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Lanae Jackson and Antonio Jackson, wife and husband** have this day bargained and sold, and do hereby transfer and convey unto the said **Nga Bui and Tuyen M. Nguyen, as joint tenants with full rights of survivorship and not as tenants in common,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF MISSISSIPPI
COUNTY OF DESOTO

The actual consideration or value whichever is greater, for this transfer is $222,900.00

Affiant

Subscribed and sworn to before me this the 13th day of August, 2014.

Notary Public

My commission expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 80068 LINDA LEWIS (Affix Seal) My Commission Expires April 5, 2018 DESOTO COUNTY

This is improved property known as 7504 Tarmac Way, Nashville, TN 37211

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 26 day of June, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lanae Jackson

Antonio Jackson

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, DHARAM PAL GOYAL, a Notary Public in and for said County and State, Lanae Jackson, the within named bargainor MARRIED (fill in marital status), 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, at office, this 26 day of June, 2014.

Notary Public
My Commission Expires: 05/08/18

(This area for official notarial seal)

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, DHARAM PAL GOYAL, a Notary Public in and for said County and State, Antonio Jackson, the within named bargainor MARRIED (fill in marital status), 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, at office, this 26 day of June, 2014.

Notary Public
My Commission Expires: 05/08/18

(This area for official notarial seal)

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

LEGAL DESCRIPTION

EXHIBIT "A"

LAND in Davidson County, Tennessee being Lot No. 92, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

For information purposes only:

Map/Parcel ID Number: 181-01-0B-264.00CO

BEING the same property conveyed to Lanae Jackson, married woman by Warranty Deed from On Point Construction Company, Inc., a Tennessee Corporation, dated July 31, 2013, recorded August 06, 2013, as Document No. 20130806-0082471, Register's Office of Davidson County, Tennessee.