This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $220,000.00.

Affiant

Subscribed and sworn before me this the 18th day of November, 2014.

Notary Public
My commission expires: 7-3-17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justyn Jackson 1253 Andrew Donelson Drive Hermitage, TN 37076	PINNACLE BANK 150 3RD AVE S. SUITE 900 NASHVILLE, TN 37201	075-11-0-A-045.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEBRA A. JULIANNA*, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUSTYN JACKSON**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: * UNMARRIED ** A SINGLE MAN

Land in the Twelfth (12th) Civil District of Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description.

Being the same property conveyed to Debra A. Julianna by Quitclaim Deed from Dennis Julianna, of record in Instrument No. 20080812-0082908, Register's Office for Davidson County, Tennessee, dated July 30, 2008, and recorded on August 12, 2008.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1253 Andrew Donelson Drive, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17th day of November, 2014.

Debra A. Julianna

BILL GARRETT, Davidson County
Trans:T20140087450 DEEDWARR
Recvd: 11/20/14 10:24 2 pgs
Fees:13.00 Taxes:814.00
20141120-0106952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra A. Julianna, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2014.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY