WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150010214 DEEDWARR
Recvd: 02/10/15 09:22 2 pgs
Fees:13.00 Taxes:466.20
20150210-0012123

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre Stewart, a married man	Same address as new owner.	053-13-0-042.00
(NAME)	(NAME)	
1524 Joe Pyron Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Kevin Jackson and Patricia Jackson, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andre Stewart, a married man, 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:

LAND in Davidson County, Tennessee, being Lot No. 95 on the plan of ***Kimbolton***, Phase One, as shown on plat of record in ***Book 6900, Pages 276, 277, and 278, as amended in Book 7577, Page 553***, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Kevin Jackson and Patricia Jackson, husband and wife, by Warranty Deed from David Jonathan Rawlings and Shoni Lynn Rawlings, married, dated 9/25/03 and recorded 10/7/03 in Instrument No. 20031007-0147900, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Jackson and Patricia Jackson, husband and wife, by deed of record in Instrument Number 20031007-0147900 Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Book 6900, Pages 276, 277 and 278, as amended in Book 7577, Page 553, in the Register's Office of Davidson County, Tennessee. Restrictive Covenants of record in Book 7265, Page 655, as amended and restated in Book 7464, Page 969, and further amended in Book 7470, Page 126 and Book 7799, Page 50, in the Register's Office of Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20060126-0009811, in the Register's Office of Davidson County, Tennessee. By-Laws of record in Instrument No. 20030226-0025658, in the Register's Office of Davidson County, Tennessee. Charter of record in Book 7483, Page 982, as re-recorded in Book 7507, Page 67, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1524 Joe Pyron Drive, Madison, TN 37115

(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 6 day of February, 2015.

Kevin Jackson

Patricia Jackson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Jackson and Patricia Jackson, 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 Franklin, Tennessee this 10 day of February 2015.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public