Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0150

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Elaine C. Williamson
Affiant

Return to: Birthright Title & Escrow, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of March, 2015.

Notary Public
Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Douglas Jackson 2355 Alteras Drive Nashville, TN 37211	New owner	173-09-0A-601.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Raul Coronado and wife, Aurora F. Coronado

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer R. Jackson and Douglas Jackson, wife and husband

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. 575 as shown on the plan of Section One, Phase Eight, Lenox Village, of record in Instrument Number 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Raul Coronado and wife, Aurora F. Coronado by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 12/31/07 and recorded 2/7/08 in Instrument Number 20080207-0012955, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2355 Alteras Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150015885 DEEDWARR
Recvd: 03/04/15 11:04 2 pgs
Fees:13.00 Taxes:740.00
20150304-0018876

Dated this the 2nd day of March, 2015.

Raul Coronado
By: Adriana Coronado, Attorney in fact

Aurora F. Coronado
By: Adriana Coronado, Attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 2nd day of March, 2015, before me personally appeared Adriana Coronado, to me known to be the person who executed the foregoing instrument on behalf of Raul Coronado and Aurora F. Coronado, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Raul Coronado and Aurora F. Coronado.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of March, 2015.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Commission Expires: 11-14-16