QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150017369 DEEDQC
Recvd: 03/10/15 14:16 3 pgs
Fees:17.00 Taxes:0.00
20150310-0020510

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Jeffrey W Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February 2015.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance, 165 Indian Lake Blvd. Ste. 106 Hendersonville TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Jackson	Same	06007005800
(NAME) 3001 Rich Acres	(NAME)	
(ADDRESS) Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120372

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged I, Wanda J. Miller, Michael L, Jackson, Clyde P. Jackson and Frank D. Jackson hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Jeffrey W. Jackson, hereinafter called the GRANTEE, **his/her** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being Lot No. 47 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, page 51, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Stanwyck Drive, at the southeast corner of Lot No. 46 on said plan; thence with said Drive, eastwardly 161.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeastwardly 39.12 feet to a point on the westerly margin of Rich Acres Drive; thence with said Drive, northwardly 194 feet to the southeast corner of Lot No. 32 on said plan; thence with the line between said Lot Nos. 32 and 47, westwardly 148.5 feet; thence South 57 deg. 09 min. West 49.3 feet to the northeast corner of said Lot No. 46; thence with the line between said Lot Nos. 46 and 47, southwardly 190 feet to the beginning.

Being the same property conveyed to Robert L. Jackson, Faye L. Jackson, Jeffrey W. Jackson and Ann E. Jackson, as joint tenants with full right of survivorship by deed from Edith M. White, a widow, dated October 21, 1988, of record in Book 7688, page 269, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Robert L. Jackson, Faye L. Jackson and Jeffrey W. Jackson by deed from Patricia Mayes, Trustee, dated January 6, 1992, of record in Book 8529, page 924, said Register's Office. The said Faye L. Jackson having since died on August 7, 2012 and vested title as to her interest in her heirs at law and the said Robert L. Jackson having since died on December 12, 2014, vesting title in Jeffrey W. Jackson, as to an undivided 86.67 interest and the heirs at law of Robert L. Jackson, as to an undivided 13.33 interest, as evidenced by Affidavit of Heirship of record in Instrument No. 20150310-0020509, Register's Office for Davidson County, Tennessee.

This instrument prepared from information provided by the parties, no title search has been performed and preparer makes no representations as to the status of title.

unimproved
This is improved X property, known as 3001 (House Number) Rich Acres, (Street) (P.O. Address) Nashville, TN (City or Town) 37207 (Postal Zip)

Wanda J. Miller

Michael L. Jackson

Clyde P. Jackson

Frank D. Jackson

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wanda J. Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2015.

Commission expires:

Notary Public

KAREN D. HEARON
Notary Public, State of Texas
My Commission Expires
September 02, 2016

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael L. Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2015.

Commission expires: 7/3/17

Notary Public

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clyde P. Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2015.

Commission expires: 6/22/2015

Deborah L. Bayle
Notary Public

DEBORAH L. BAYLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Frank D. Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2015.

Commission expires: 7/30/17

Notary Public

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY