WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

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

Notary Public

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

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150017369 DEEDWARR
Recvd: 03/10/15 14:17 2 pgs
Fees:13.00 Taxes:259.00
20150310-0020511

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Derek Kimbro	Derek Kimbro	60-7-58
(NAME) 3001 Rich Acres Drive	(NAME) 3001 Rich Acres Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150201

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, I, Jeffrey W. Jackson , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Derek Kimbro, 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 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, Then futher conveyed to Jeffrey W. Jackson by Quitclaim Deed of record in Instrument No. 20150310-0020510, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3001 Rich Acres Drive, Nashville, TN 37207
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 27th day of February, 2015.

Jeffrey W. Jackson

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeffrey W. 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 27th of February, 2015.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY