Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $47,500.00

X Wagma A Dorani
Affiant

Subscribed and sworn to before me, this 20 day of March, 2015.

Notary Public
My commission expires: 12-27-15

BILL GARRETT, Davidson County
Trans: T20150020860 DEEDWARR
Recvd: 03/23/15 10:01 2 pgs
Fees: 13.00 Taxes: 175.75
20150323-0024598

NOTARY PUBLIC AT LARGE
KATHLEEN A. TOMLINSON
WILSON CO. TENN.

06-1503-75984

Address of New Owner:	Send Tax Bills to:	Tax Information
Wagma A. Dorani 3031 Nolensville Pike Nashville TN 37211	New Owner	070-13-0-073.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruby Dean Jackson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wagma A. Dorani, married, hereinafter called the Grantees, their successors 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, and being more particularly described as follows, to-wit:

Beginning on the southeasterly margin of Hamilton Road, 360 feet from the center of Bordeaux Avenue or Highway 12; thence at right angles to said Hamilton Road southeastwardly 118 feet to the northwest corner of the property conveyed to L.B. Palmer by deed from James E. Covington, Clerk and Master, of record in Book 1466, page 107, Register's Office for said County; thence with said Palmer's northwesterly line, southwesterly 75 feet; thence northwesterly 116 feet to the southeasterly margin of said Hamilton Road; thence with same northeastwardly 75 feet to the beginning.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed to the State of Tennessee of record in Book 5914, Page 847, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being the same property conveyed to Clarence Eugene Jackson, Jr. and Ruby Dean Jackson, as Trustees for The Clarence Eugene Jackson, Jr. and Ruby Dean Jackson Revocable Living Trust by deed from Clarence Eugene Jackson, Jr. and Ruby Dean Jackson, dated August 1, 2007, recorded March 13, 2008, of record in Instrument No. 20080313-0025287, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clarence Eugene Jackson, Jr. and wife, Ruby Dean Jackson by Quitclaim Deed from Clarence Eugene Jackson, Jr. and Ruby Dean Jackson, as Trustees for The Clarence Eugene Jackson, Jr. and Ruby Dean Jackson Revocable Living Trust, dated April 8, 2013, recorded April 12, 2013, of record in Instrument No. 20130412-0036731, Register's Office for Davidson County, Tennessee. The said Clarence Eugene Jackson, Jr. having since died, leaving Ruby Dean Jackson as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2106 Buena Vista Pike, Nashville, TN 37218

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 20 day of March, 2015.

Ruby Dean Jackson

Ruby Dean Jackson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruby Dean Jackson, 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 in Mt. Juliet, TN, this 20 day of March, 2015.

Kathleen A Tomlinson

Notary Public

My Commission expires 12-27-15

