WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20150030352 DEEDWARR Recvd: 04/22/15 09:15 2 pgs Fees:13.00 Taxes:1526.25 20150422-0035825	The actual consideration or value, whichever is greater, for this transfer is **$412,500.00**. Affiant Subscribed and sworn to before me, this the 17th day of April, 2015. Notary Public My commission expires: 9-19-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **C. Ronald Christian**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers **Map 116-08-0-A, Parcel 20**
20 Washington Park		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anthony Andrew Jackson, and wife, and Elaine Lannom Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C. Ronald Christian, unmarried

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 Building Site 20 on the Plan of Sugartree, a Planned Unit Development, Phase #1 of record in Plat Book 4675, pages 141 and 142, amended in Book 4869, page 686, Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Anthony Andrew Jackson and wife, Elaine Lannom Jackson, by Deed from D. Clif Walker and wife, Elizabeth Walker, dated March 7, 1988, of record in Book 7488, page 746, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) Matters appearing on the Plan of Sugartree, Phase 1, of record in Book 4675, pages 141-142, amended in Book 4869, page 686, Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee.

2) Declaration of Covenants, Conditions and Restrictions of Sugartree, of record in Book 4857, Page 157, Book 4911, page 356, Book 4996, page 126 and Book 5003, page 688, Register's Office for Davidson County, Tennessee.

3) An agreement for dedication of easement for sanitary sewer and/or storm drainage of record in book 3958, page 122, Book 4005, page 367 and Book 7061, page 100, Register's Office for Davidson County, Tennessee.

4) A sewer easement of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.

5) Charter of Sugartree Homeowners Association, Inc., of record in Book 5365, page 903; Book 5636, page 525; Book 5639, page 45, Book 5683, page 667 and Book 5633, page 670, Register's Office for Davidson County, Tennessee.

6) Dedication of Common areas as set out in Book 5683, page 695, Register's Office for Davidson County, Tennessee

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (____) property, known as **20 Washington Park, Nashville, TN 37205**

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 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 my/our hand(s) this **17th** day of **April, 2015.**

Anthony Andrew Jackson

Elaine Lannom Jackson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Anthony Andrew Jackson and Elaine Lannom Jackson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **April, 2015.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17