GSRun
Box 4L

BILL GARRETT, Davidson County
Trans:T20150034158 DEEDWARR
Recvd: 05/04/15 16:06 3 pgs
Fees:18.00 Taxes:1757.50
20150504-0040469

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
William D. Jackson	New Owner	112 00 0116.00
9042 Old Charlotte Pike		
Pegram, TN ~~37413~~ 37143		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn Crossno,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William D. Jackson and Molly Bradley Jackson,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land lying partly in the 35th Councilmanic District of Davidson County, Tennessee, and partly in the 1st Civil District of Cheatham County, Tennessee, described according to a survey made by J. L. Murphy, Jr., Registered Land Surveyor, dated March, 1976, as follows:

Beginning at an iron pin in the easterly line of Dreamland Estates, Unit No. 2, as of record in Book 109, page 429, Register's Office for Cheatham County, Tennessee, said point also being the northeasterly corner of Lot No. 106, and the southeasterly terminus of a Dedicated Street, as shown on said plan; thence North 59° 12' 03" East 1268.73 feet to an iron pin; thence South 69° 40' 59" East 1451.84 feet to an iron pin located in the westerly margin of Old Charlotte Pike; thence with the said margin of said pike South 20° 23' 52" West 525.0 feet to an iron pin, said iron pin being located at the northeasterly front corner of property conveyed to Harold Reynolds by deeds of record in Book 3432, page 522, and Book 4076, page 693, Register's Office for Davidson County, Tennessee; thence with Reynold's northerly line North 86° 38' 13" West 626.20 feet to an iron pin, Reynold's northwesterly rear corner; thence with Reynolds rear line and partially with a fence, South 12° 11' 43" West 300.0 feet to an iron pin; thence continuing with said fence, South 5° 23' 39" West 150.00 feet to an iron pin placed in the northerly line of the Crossno lands; thence continuing with a fence, and with Crossno's northerly line North 86° 41'13" Wet 337.7 feet to an iron pin placed at a fence corner and also being the northeasterly corner, of the Givens Lands; thence with Givens northerly line North 81° 58' 58" West 1191.53 feet to an existing iron pipe located at the northeasterly rear corner of Lot 104 and the southeasterly rear corner of Lot No. 105 as shown on the hereinabove mentioned plan; thence with the rear line of Lot 105, North 28° 25' East 286.91 feet to an existing iron pipe located at the northeasterly rear corner of Lot 105 and the southeasterly rear corner of Lot 106; thence with the rear line of Lot 106, North 30° 34' West 364.5 feet to the point of beginning, and containing 49.18 acres, more or less.

Being the same property conveyed to Garlon Crossno and wife, Carolyn Crossno, by deed from Houston T. Ezell and Charles D. Whorley, of record in Book 5005, page 302, dated March 13, 1976, said Register's Office. The said Garlon Crossno having since died on or about December 1, 2009.

This conveyance is made subject to an easement for ingress and egress extending along the westerly rear line and described as follows:

Beginning at an iron pin in the easterly line of Dreamland Estates, Unit No. 2, as of record in Book 109, page 429, Register's Office for Cheatham County, Tennessee, said point also being the northeasterly corner of Lot No. 106, and the southeasterly terminus of a Dedicated Street, as shown on said plan; thence North 59° 12' 03" East 50 feet to a point; thence South 30° 34' East 364.5 feet, more or less, to a point; thence South 28° 25' West 286.91 feet more or less, to a point in the northerly line of the Givens Lands; thence with Givens northerly line and in a westerly direction 50 feet to an existing iron pipe placed at the northeast corner of Lot 104 and the southeast corner of Lot 105, as shown on the Plan of Dreamland Estates, of record in Book 109, page 429, Register's Office for said County; thence with the rear line of Lot 105, North 28° 25' East 286.91 feet to an existing iron pipe located at the northeasterly rear corner of Lot 105 and the southeasterly rear corner of Lot 106; thence with the rear line of Lot 106, North 30° 34' West 364.5 feet to the point of beginning.

Said Easement having been granted to Mitchell Givens and wife, Mary B. Givens, by instrument of record in Book 5005 page 300, Register's Office for Davidson County, Tennessee.
INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Book 7272, page 255 and rerecorded in Book 10257, page 173 and Book 10286, page 355, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Crossno and wife, Joy Crossno, by Quitclaim Deed from Garlon Crossno and wife, Carolyn Crossno, recorded on June 18, 1987 in Book 7272, Page 255 and re-recorded in Book 10257, Page 173 and re-recorded in Book 10257, Page 584, Register's Office for Cheatham County, Tennessee.

This property is improved property known as **9042 Old Charlotte Pike, Pegram, TN,** ~~37413~~ 37143

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) Subject to Rollback Taxes; (3) Greenbelt Application of record in Instrument Number 20111219-0098602, Register's Office for Davidson County, Tennessee; (4) Easement of record in Book 5005, Page 300, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of April, 2015.

Carolyn Crossno
Carolyn Crossno

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Crossno,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 30th day of April, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015043554