WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-19-17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150044605 DEEDWARR
Recvd: 06/05/15 15:16 2 pgs
Fees: 13.00 Taxes: 1294.63
20150605-0053181

SHEILA K. REBURN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Susan M. Jackson	Legacy Home Loans	186 04 0A 048.00
(NAME)	(NAME)	
8925 Macauley Lane	402S Hillsboro Rd #601	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($349,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Janis E. Martin, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Susan M. Jackson, 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 Lot No. 158 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janis E. Martin, a Single Woman by Warranty Deed from The Craig Company, a Tennessee Corporation dated May 25, 2007 and recorded June 1, 2007 as Instrument No. 20070601-0065202, in said Register's Office for Davidson County, Tennessee.

Michael Wilson, spouse of Janis E. Martin, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 8925 Macauley Lane, Nolensville, TN 37135

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 we do covenant with the said Grantees that we 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; 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 our hands this 26th day of May, 2015.

Janis E. Martin

Michael Wilson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **Janis E. Martin and Michael Wilson,** the within named bargainors, 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 and official seal, this the 26th of May, 2015.

Notary Public

My Commission Expires: October 24, 2017

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

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