WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051816 DEEDWARR
Recvd: 06/29/15 10:21 2 pgs
Fees:13.00 Taxes:851.00
20150629-0062096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark A. and Terrie N. Jackson	New owner	
(NAME)	(NAME)	
913 Century Oak Drive		172-236
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **JAMES O. SHANNON AND DALE E. SHANNON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK A. JACKSON AND TERRIE N. JACKSON, HUSBAND AND WIFE**, 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:

Being a 2.032 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Holt Valley, L.L.C. as evidenced by deed of record in Deed Book 11294, page 641, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Starting at a point on the northwesterly margin of Century Oak Drive, said point being the most easterly corner of Lot 63 on the plan of Highland Creek, Section One, of record in Plan Book 9700, page 960, Register's Office Davidson County, Tennessee;
Thence with the proposed northwesterly margin of Century Oak Drive, North 07 Degrees 34 Minutes 49 Seconds East a distance of 41.03 feet to the Point of Beginning:
Thence South 65 Degrees 18 Minutes 10 Seconds West a distance of 155.26 feet to a Point;
Thence North 64 Degrees 03 Minutes 52 Seconds West a distance of 134.99 feet to a Point;
Thence North 0 Degrees 49 Minutes 56 Seconds West a distance of 349.19 feet to a Point;
Thence South 31 Degrees 33 Minutes 06 Seconds West a distance of 41.98 feet to a Point;
Thence North 62 Degrees 05 Minutes 48 Seconds West a distance of 73.28 feet to a Point;
Thence South 85 Degrees 03 Minutes 20 Seconds West a distance of 76.65 feet to a Point;
Thence South 50 Degrees 16 Minutes 29 Seconds West a distance of 65.00 feet to a Point;
Thence South 38 Degrees 49 Minutes 26 Seconds West a distance of 88.20 feet to a Point;
Thence South 72 Degrees 12 Minutes 27 Seconds West a distance of 132.04 feet to a Point;
Thence South 13 Degrees 16 Minutes 29 Seconds West a distance of 12.35 feet to a Point;
Thence along a curve to the left having a radius of 486.00 feet through a central angle of 08 Degrees 57 Minutes 53 Seconds, said curve having a chord direction of South 12 Degrees 03 Minutes 45 Seconds West and a chord length of 75.96 feet to a Point;
Thence South 07 Degrees 34 Minutes 49 Seconds West a distance of 99.18 feet to the Point of Beginning, containing 2.032 acres or 88,516 square feet more or less.

Being the same property conveyed to James O. Shannon and wife, Dale E. Shannon by Quitclaim Deed from Attorneys Title Company, Inc., a Tennessee corporation, of record in Instrument No. 20010824-0091790, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 5210, pages 21 & 258, said Register's Office; (c) restrictive covenants of record in Book 11568, page 311 and Instrument No. 20000413-0037474, said Register's Office; and (d) easements of record in Book 5266, page 40, Book 10569, page 732, Book 10419, page 470, Book 10316, page 569, Book 10419, page 504, Book 10419, page 516 and Book 11338, page 738, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

unimproved
This is improved x property, known as 913 Century Oak Drive, Nashville, TN 37211

(House Number) (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 we do covenant with 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 hand this 26 day of June, 2015.

X James O. Shannon

JAMES O. SHANNON

X Dale E. Shannon

DALE E. SHANNON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. Shannon and Dale E. Shannon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of June, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015