WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/15 14:57 3 pgs
Fees:18.00 Taxes:925.00
20150630-0063251

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph E. Jackson	Navy Federal Credit Union	181-10-0-A-145.00 CO
(NAME)	(NAME)	
6824 Scarlet Ridge Dr.	5550 Heritage Oaks Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Pensacola, FL 32526	
(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, **Andrew P. Spice and Jennifer L. Spice f/k/a Jennifer L. Herman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph E. Jackson and Hallie R. 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:

Located in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 301 on the Plan of Final Plat Phase Three Autumn Oaks Subdivision, as shown on plat of record in Instrument Number 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew P. Spice, unmarried and Jennifer L. Herman, unmarried, by Warranty Deed from Matthew S. Meguiar and wife, Brigid L. Meguiar, dated November 10, 2011, of record in Instrument No. 20111117-0089966, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6824 Scarlet Ridge Dr., Brentwood, TN 37027
(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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20031029-0159380; restrictions of record in Instrument Nos. 20010912-0099443, 20030513-0064238, 20100414-0028160 and 20101206-0096935; by-laws of record in Exhibit C of Instrument No. 20010912-0099443; charter of record in Instrument No. 20010912-0099442; notice of acceptance of public infrastructure of record in Instrument No. 20101207-0097319; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 26th day of June, 2015.

Andrew P. Spice

Jennifer L. Spice f/k/a Jennifer L. Herman

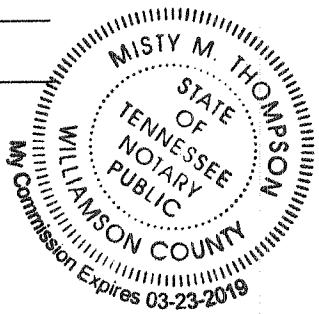
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Andrew P. Spice and Jennifer L. Spice f/k/a Jennifer L. Herman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 20999



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

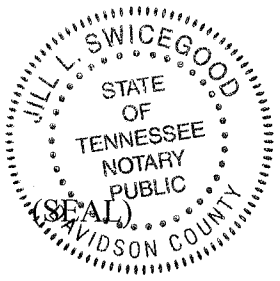
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018