THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00. Caitlyn Thompson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2015 Notary Public MY COMMISSION EXPIRES: 10/30/16 (AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26797

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S. Jackson and Heather Jackson	New Owner	
308 Pinnacle Place		128-16-0B-091.00-CO
Nashville, TN 37221		
(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, **Christopher M. Sizemore and wife, Jane A. Sizemore,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey S. Jackson and wife, Heather L. Jackson,**

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. 86 on the Plan of Final Subdivision of Phase Five, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20040112-0004660, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher M. Sizemore and wife, Jane A. Sizemore by Warranty deed from French River Development Company, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20050523-0057949 Register's Office for Davidson County, Tennessee, dated May 20, 2005 and recorded on May 23, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **308 Pinnacle Place, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans: T20150060234 DEEDWARR
Recvd: 07/23/15 12:24 2 pgs
Fees: 13.00 Taxes: 1572.50
20150723-0072366

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 our hands this the 20th day of July, 2015.

Christopher M. Sizemore

Jane A. Sizemore

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 **Christopher M. Sizemore and Jane A. Sizemore,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of July, 2015.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN