WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150064971 DEEDWARR
Recvd: 08/05/15 14:28 2 pgs
Fees:13.00 Taxes:909.83
20150805-0078040

Julie Hamilton
State of Tennessee Notary Public
Davidson County

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,900.00

Julie Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 7/3/2017 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy Jackson	New Owner	173040A31000 CO
(NAME)	(NAME)	
809 Oak Springs Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jonathan Lee McSweeney,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roy 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. 254 in the plan of Oak Highlands, Phase Three, 1st Revision, A Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jonathan Lee McSweeney, by deed of record in Instrument Number 20070320-0033996, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plan of Oak Highlands, Phase Three, 1st Revision, A Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee. Subject to all matters as shown on Boundary Plat of record in Book 6900, Page 431, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7350, Page 24, Book 7367, Page 587, Book 8765, Page 90, and Instrument Nos. 20020725-0089130, 20020725-0089131, and 20000428-0042354, Register's Office for Davidson County, Tennessee. Charter to Oak Highlands of record in Book 7337, Page 529 and Book 8765, Page 100, Register's Office for Davidson County, Tennessee. Charter of Oak Highlands/ Deer Valley HOA of record in Instrument No. 20070807-0093757, Register's Office for Davidson County, Tennessee. Deed to Oak Highlands HOA of record in Instrument No. 20020619-0074183, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 809 Oak Springs Court, Antioch, TN 37013
(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/our hands this 27th day of July, 2015.

Jonathan Lee McSweeney

State of Tennessee
County of Williamson

Personally appeared before me Jonathan Lee McSweeney, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2015

Notary Public

My Commission Expires: 7-30-17

File No.: 9647

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017