WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150073359 DEEDWARR
Recvd: 08/28/15 14:37 2 pgs
Fees:13.00 Taxes:443.63
20150828-0087534

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/3/16

(AFFIX SEAL)

KAYLA E. LODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

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
Crystal Bay, LLC	NEW OWNER	135-08-0B-005.00 CO
(NAME)	(NAME)	
P.O. Box 7215		
(ADDRESS)	(ADDRESS)	
Spreckels, CA 93962		
(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, We, **Ronnie A. Jackson and Carolyn M. Jackson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Crystal Bay, LLC,** 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 Unit No. 108 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040210-0016203, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronnie A. Jackson and Carolyn M. Jackson, husband and wife, by deed of record in Instrument No. 20041108-0134439 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3030 Ned Shelton Road, Number 108, Nashville, TN 37217
(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.

Ronnie A. Jackson

Carolyn M. Jackson

State of Tennessee
County of Wilson

Personally appeared before me Ronnie A. Jackson and Carolyn M. Jackson, 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.

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public

My Commission Expires: _____

File No.: 9658

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066