WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077554 DEEDWARR
Recvd: 09/11/15 13:48 2 pgs
Fees:13.00 Taxes:351.50

20150911-0092552

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CRYSTAL SANTI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company
721 President Place, Suite 100
Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J Yolanda Henderson	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
706 Ridgeview Court	2050 Parkway Office Circle	173-01-0-216.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia Jackson and husband Edward G. Jackson,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **J Yolanda Henderson,** an unmarried woman, hereinafter called the GRANTEE, her 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. 16A on the Plan of Dreamland Estates, Section 3, as of record in Book 5200, Page 649 and resubdivided for Zone Lot Division of Record in Book 6250, Page 282, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patricia R. Wilson by deed of record in Instrument 20010103-0000839, Register's Office for Davidson County, Tennessee.

Patricia R. Wilson and Patricia Jackson being one and the same person.

Edward G. Jackson executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 706 Ridgeview 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 8th day of September, 2015.

Patricia Jackson

Edward G. Jackson

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Patricia Jackson and Edward G. Jackson, the bargainor(s), 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 seal this 8th day of September, 2015.

Notary Public Sondra Reece
My Commission Expires: March 01, 2016

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 20520