THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15095265

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $135,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2015.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20150084523 DEEDWARR
Recvd: 10/05/15 11:17 2 pgs
Fees:13.00 Taxes:499.50
20151005-0101048

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin J. Zulfer, III 21 VAUGHNS GAP RD #2 Nashville TN 37205-4300	New Owner	Tax Parcel ID No. 129150A00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard M. Jackson and Lisa S. Jackson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Zulfer, III, unmarried** and **William M. Galavin, Trustee of the William M. Galavin Revocable Living Trust u/a/d July 9, 1997**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 of Belle Meade Highlands Condominiums, of record in Plat Book 7091, Page 302, amended at Instrument No. 20080424-0042111 and as set forth in Exhibit A-2 of said Master Deed, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard M. Jackson and Lisa S. Jackson, husband and wife by Warranty Deed from Kenneth Papson and wife, Mary Papson, recorded on the 6th day of December, 2013 in Instrument No. 20131206-0124346, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Terms and provisions of by-Laws recorded in Instrument No. 20071025-0126213. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE MEADE HIGHLANDS CONDOMINIUM of record in Book 7091, Page 302, as amended by instrument(s) of record in Instrument No. 20080424-0042111; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4816, Page 427 and Book 4881, Page 710.

This is improved property located at 21 VAUGHNS GAP RD #2 Nashville TN 37205-4300

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2015.

Richard M. Jackson Lisa S. Jackson

STATE OF ~~TENNESSEE~~ Arizona)
COUNTY OF ~~DAVIDSON~~ Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard M. Jackson and Lisa S. Jackson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2015.

Notary Public

My Commission Expires: 01-08-2017

OFFICIAL SEAL
LANNY A NELSON
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Jan. 8, 2017