WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150085167 DEEDWARR
Recvd: 10/06/15 13:57 2 pgs
Fees:13.00 Taxes:1332.00
20151006-0101849

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $360,000.00.

Affiant

Subscribed and sworn to before me this 21 day of September, 2015

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tonya Esquibel	New owner	093-13-0-227.00
117 Woodward Hills		
Brentwood, Tn 37027	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Earl Jackson and wife, Iva Jackson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tonya Esquibel**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sigler Addition, being a resubdivision of Lots 12 and 13, and part of Lot 86 as of record in Book 4470, Page 102, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to John E. Jackson and wife, Linda Beasley Jackson from Ted C. Mooney & George Gianikas by Warranty Deed on November 9, 1972, of record in Book 4661, Page 842, Register's Office for Davidson County, Tennessee. Further conveyed to John Earl Jackson from Linda Beasley Jackson by Quitclaim Deed on September 16, 1985, of record in Book 6658, Page 645, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4470, Page 102, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4220, Page 723 and Book 4535, Page 159, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1212 Sigler Street, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 360,000
Affiant
Subscribed and sworn before me this the
6th **Day of** October, 2015.
Deputy Register

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 September 21, 2015.

John Earl Jackson

Iva Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Earl Jackson and Iva Jackson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 21, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY