WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-P-15-515

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John H. Jackson and Karli Anne Jackson	**Guaranty Trust Company**	
(NAME)	(NAME)	**043-06-0-007.00**
515 Anderson Lane	**316 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRANDON M. BRANCO AND BETHANY L. BRANCO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN H. JACKSON AND KARLI ANNE JACKSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of The Dixie Pure Food Company's Subdivision of record in Plat Book 332, Page 51, in the Register's Office for Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of the Subdivision of part of Lot No. 28 on said Dixie Pure Food Company's Subdivision, described according to a survey made by Blanchard and Parrish, Surveyors May 31, 1937.

Said Lot No. 3 fronts 144.5 feet on the northerly margin of Anderson Lane and extends back 461.7 feet on the easterly line and 461.6 feet on the westerly line to a dead line in the rear, measuring 109.2 feet thereon.

Being the same property conveyed to Brandon M. Branco and wife, Bethany L. Branco by Quitclaim deed from Brandon M. Branco of record in Instrument No. 20111103-0085749 Register's Office for Davidson County, Tennessee, dated October 19, 2011 and recorded on November 3, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 332, Page 51, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 900, Page 157, Book 1539, Page 179, and Book 1539, Page 193, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Anderson Lane, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150086232 DEEDWARR
Recvd: 10/09/15 10:43 2 pgs
Fees:13.00 Taxes:832.50
20151009-0103098

Witness my/our hand(s) this the 8th DAY OF OCTOBER, 2015.

Brandon M. Branco

Bethany L. Branco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON M. BRANCO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETHANY L. BRANCO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212