Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1630
Main Street Title
2231 NMt Juliet Rd #203
Mt Juliet TN 37122

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 15 DAY OF December, 2015

Notary Public
Commission Expires: 9/19/18

STATE OF TENNESSEE NOTARY PUBLIC TODD A. RICHARDS COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20150108164 DEEDWARR
Recvd: 12/22/15 14:07 2 pgs
Fees:13.00 Taxes:499.50
20151222-0128780

Address of New Owner	Send Tax Bills To:	Map & Parcel
Roselynn Tignor 5201 Alyadar Dr. Hermitage, TN 37076	NEW OWNER	098-02-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael Jackson and Linda Jackson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward A. Tignor, Jr. and Roselynn Tignor, husband and wife

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:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows, to Wit: Being Lot No. 70, on the Plan of Roxborough, as of record in Plat Book 5200, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. This conveyance is subject to Restrictive Covenants of record in Deed Book 5302, Page 669, Register's Office for said County. This conveyance is subject to any an all existing easements and restrictions of record.

Being the same property conveyed to Michael D. Jackson and wife, Linda R. Jackson by Warranty Deed from Thomas D. Carringer, married, dated 01/05/2001 and recorded in Instrument No. 20010112-0003920 in the Register's Office in Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5201 Alyadar Dr., Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of December, 2015.

Michael Jackson

Linda Jackson

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 15 day of December, 2015.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 01-18-16

(Notary Seal)

Notary Public
My Commission Expires: 1/18/16