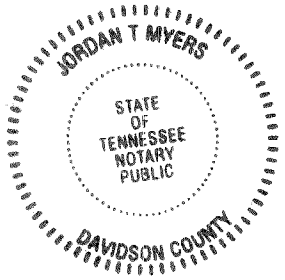
Davidson County	DEEDWARR
Recvd: 03/21/16 12:15	3 pgs
Fees:18.00 Taxes:619.75	
20160321-0026499	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Suk Rai and Ratna Rai	U.S. Bank. N.A.	174 01 0A 035.00
(NAME)	(NAME)	
5635 Hickory Park Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Seven Thousand Five Hundred And No/100 Dollars ($167,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Warren Jackson and Shonta Jackson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Suk Rai and Ratna Rai, 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:

Being all of Lot No. Sixty-Four (64) on the Final Plat, Cluster Lot Development, Rivendell Woods, Phase I, Section III, according to plat and survey of record in Instrument Number 20080220-0016770, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20070607-0068416, as amended in Instrument Number 20080722-0074876; By-Laws of record in Instrument Number 20070607-0068416, as amended in Instrument Number 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20070522-0061016, and in Book 9487, page 908; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843; Ingress/Egress to Family Cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot (150') Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; and to any and all matters shown on said plat and survey of record in Instrument Number 20080220-0016770; all of said Register's Office.

File Number: NAT-160728FC

Being the same property conveyed to Warren Jackson, husband and wife, Shonta Richards by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated August 08, 2008 and recorded August 12, 2008 as Instrument No. 200808120082922, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5635 Hickory Park Drive, Antioch, TN 37013

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, has 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 our hands this 18th day of March, 2016.

Warren Jackson

Shonta Jackson

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Warren Jackson and Shonta Jackson, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th of March, 2016.

MAUZIE GUTHRIE NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

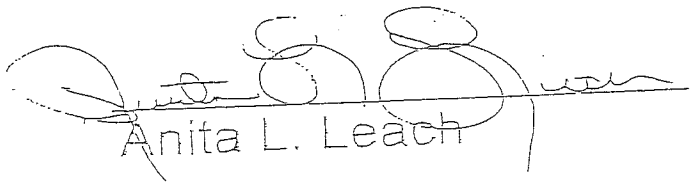
My Commission Expires: ~~July 24, 2017~~ Dec 6, 2016

(SEAL)

File Number: NAT-160728FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

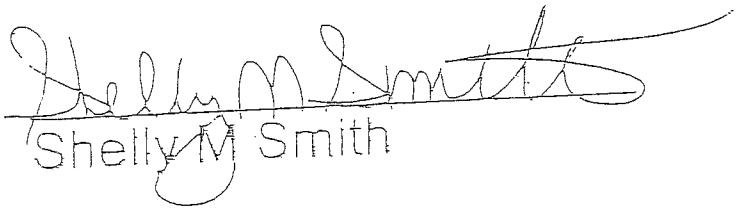


Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.





Shelly M Smith