BILL GARRETT, Davidson County
Trans:T20160031444 DEEDWARR
Recvd: 04/18/16 13:12 2 pgs
Fees:13.00 Taxes:629.00
20160418-0037150

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2016.

Notary Public

My commission expires: 10/2/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MICHELLE W. LOCKE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Susan M. Kelly	Mortgage Investors Group	**059-15-0-059.00**
726 Ringgold Drive	8320 E. Walker Springs Ln #200	
Nashville, TN 37207	Knoxville TN 37923	

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, WE,

LOTTIE L. JACKSON AND JAMIE JACKSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUSAN M. KELLY AND HUSBAND, ALAN L. BAKER,

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:

Land in Davidson County, Tennessee, being Lot(s) 153, as shown on the map entitled Haynes Manor Section 1, of record in Plat Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LOTTIE L. JACKSON, by deed from LISA BROOKS BROWN, AN UNMARRIED WOMAN, of record in Instrument No. 20130123-0007242, dated January 18, 2013, said Register's Office.

LOTTIE L. JACKSON conveyed her interest to LOTTIE L. JACKSON and JAMIE JACKSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by quitclaim deed of record in Instrument No. 20130226-0019238, dated January 31, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **726 Ringgold Drive, Nashville, TN 37207**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 13th day of April, 2016.

Lottie L. Jackson

Lottie L. Jackson

Jamie Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lottie L. Jackson and Jamie Jackson**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **April, 2016.**

~~Notary Public~~

My Commission Expires: 9-26-16

