#10726

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160036759 DEEDWARR
Recvd: 05/03/16 15:06 2 pgs
Fees:13.00 Taxes:418.10
20160503-0043659

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 6-06-2018

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rashell Hargrove	Peoples Home Equity	162010c06300co
(NAME)	(NAME)	
622 Hickory Glade Ct.	170 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Helane Jefferson and Marcus Cornell Clark Jackson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rashell Hargrove . an unmarried woman,** 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 Unit No. 63 on the Site Plan of Phase II, Hickory Glade, a deminimus Planned Unit Development, of record in Plat Book 6900, Page 41 amending Plat Book 6250, Page 888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Helane Jefferson, unmarried adn Marcus Cornell Clark Jackson, unmarried, by deed of record in Instrument No.20120606-0049530, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Marcus Cornell Clark Jackson by Helane Jefferson as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee. Marcus Cornell Clark Jackson being one and the same as Marcus C. C. Jackson.

unimproved ☐
This is improved ☑ property, known as 622 Hickory Glade Ct., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 hands this 29th day of April, 2016.

Helane Jefferson

Marcus Cornell Clark Jackson by Helane Jefferson, his attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me Helane Jefferson with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2016.

Notary Public
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 29th day of April 2016, before me personally appeared Helane Jefferson, the person who executed the foregoing instrument on behalf of Marcus Cornell Clark Jackson and who acknowledged that she executed the same as the free act and deed of the said Marcus Cornell Clark Jackson, through Power of Attorney granted her by the said Marcus Cornell Clark Jackson.

Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017