RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160039985 DEEDWARR
Recvd: 05/13/16 08:57 2 pgs
Fees:13.00 Taxes:980.50

20160513-0047716

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 265,000.00.

Dustin Tosh
Affiant

Subscribed and sworn to before me, this the 11 day of May 2016.

Notary Public

My commission expires: 8.20.2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DUSTIN TOSH	**MID AMERICA MORTGAGE, INC.**	**126-16-OA-049.00 CO**
6545 Westfall Drive	15301 Spectrum Drive, Ste 405	
Nashville, TN 37221	Addison, TX 75001	

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

Arthur C. Jackson, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Dustin Tosh, a single man

HEREINAFTER CALLED THE GRANTEE, HIS 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) 49, as shown on the map entitled Riverwalk Phase 1A, Section 1 & Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, 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 ARTHUR C. JACKSON, AN UNMARRIED MAN, by deed from CORINTHIAN CUSTOMS HOMES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20050401-0035812, dated March 30, 2005, said Register's Office.

Arthur C. Jackson and Arthur Craig Jackson and Craig Jackson are one and the same person.

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 (__X__) Unimproved (____) property known as 6545 Westfall Drive, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 10 day of May, 2016.

Arthur C. Jackson

STATE OF MS)
COUNTY OF Madison)

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

Witness my hand, at office, this 10 **day of May, 2016.**

Notary Public

My Commission Expires: 11-22-2019

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 114500
BRIAN SAXON
Commission Expires
Nov. 22, 2019
HINDS COUNTY