BILL GARRETT, Davidson County
Trans:T20160045004 DEEDWARR
Recvd: 05/27/16 11:47 2 pgs
Fees:13.00 Taxes:536.50
20160527-0053665

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of May, 2016, by and between Thomas A Jackson and Holli G Jackson, a married couple, party of the first part, and Jane S Jackson, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 2 on the Plan of Enchanted Hills, Section 1 of record in Book 3300, Page 96, Register's Office for said County.

BEGINNING at a point on the northerly margin of Hydes Ferry Pike, said point being the common front corner of Lots No. 2 and 3, easterly 100.0 feet to a concrete monument being a point in a curve; thence around said curve 39.07 feet to a concrete monument on the westerly margin of Hydesdale Lane; thence northerly 155.0 feet to a point being the common front corner of Lots No. 2 and 35; thence westerly with the line between said lots 128.8 feet to a point; thence southerly 181.61 feet to the point of beginning.

Being all or part of the same property conveyed to Thomas A. Jackson and Hollie G. Jackson by virtue of that certain Warranty Deed at Instrument No. 20100301-0015357 and Corrected Warranty Deed at Instrument No. 201602290018976 in the Register's Office of Davidson County, Tennessee.

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(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 3300, Page 96 and amended at Plat Book 4211, Page 995 in said Register's Office, Tennessee; 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(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Thomas A Jackson

Holli G Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Thomas A Jackson and Holli G Jackson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Jane S Jackson
3901 Hydesdale Lane
Nashville, TN 37218

Tax Parcel No 0690600400

Property Address: 3901 Hydesdale Lane
Nashville, TN 37218

MAIL TAX
BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $145,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jane S. Jackson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of May, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY