WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160047130 DEEDWARR
Recvd: 06/03/16 15:33 2 pgs
Fees: 13.00 Taxes: 118.77
20160603-0056376

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/16/16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Centerpointe Group, LLC	New owner	Map 108-12
(NAME)	(NAME)	
5543 Edmondson Pike		Parcel 61.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **Kimberly P. Jackson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Centerpointe Group, LLC,** 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 No. 39-A on the Plan of Zone Lot Division Lot, 39, 40, 42, 118, 119 & 120, Section 4, East Lake Subdivision of record in Plat Book 6250, page 97, amending Plat Book 5800, page 398, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly Jackson, unmarried by Warranty Deed from Linell Thompson, unmarried, filed for record on Janaury 4, 2000 as Instrument No. 20000104-00009752, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3252 Lakeford Drive, Nashville, TN 37214
(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 31st day of May, 2016.

Kimberly P. Jackson

State of Tennessee
County of Davidson

Personally appeared before me Kimberly P. Jackson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2016.

Notary Public
My Commission Expires: 9/16/16

File No.: 36289

