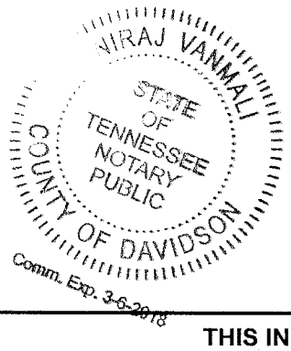
# WARRANTY DEED




State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 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 |
|---|---|---|
| Carla D. Northcutt | Same | 135120e01400co |
| (NAME) | (NAME) | |
| 2426 Nashboro Blvd. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (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, **Howard Y. Jackson Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carla D. Northcutt,** 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:

Being Lot 214, as shown on the Plan of Phase One, Nashboro Village At Fairway Pointe, Tract 21 of record in Book 4660, page 159 as Amended in Instrument 20031118-0168332 and now included in the Horizontal Property Regime, Private Elements, Nashboro-Fairway Pointe, 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 Howard Y. Jackson, Jr. by deed of record in Instrument No. 20080219-0015556 , Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Howard Y. Jackson, Jr. by Alexandria Denise Jackson as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. **20160606-0057057** , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2426 Nashboro Blvd., Nashville, TN 37217
(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.

**Davidson County DEEDWARR**
**Recvd: 06/06/16 16:25 3 pgs**
**Fees:18.00 Taxes:525.40**
**20160606-0057058**

Witness my/our hands this 25th day of May, 2016.

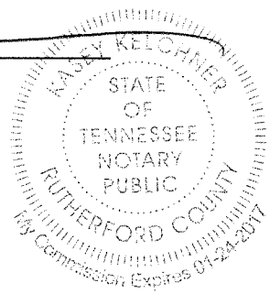
Howard Y. Jackson Jr. by Alexandria Denise Jackson his attorney in fact

Howard Y. Jackson, Jr. by Alexandria Denise Jackson
his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 25th day of May, 2016, before me personally appeared Alexandria Denise Jackson, the person who executed the foregoing instrument on behalf of Howard Y. Jackson, Jr. and who acknowledged that she executed the same as the free act and deed of the said Howard Y. Jackson, Jr., through Power of Attorney granted her by the said Howard Y. Jackson, Jr.

Notary Public
Commission Expires:



# True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Delkana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary Seal (if on paper)

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018