THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2016.

Notary Public

My Commission Expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20160051427 DEEDWARR
Recvd: 06/17/16 09:51 2 pgs
Fees:13.00 Taxes:185.00
20160617-0061490

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Maxwell, III 1209 Hawkins Street Nashville, TN 37203	New Owner	092-03-0-161.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William Jerome Jackson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frank Maxwell, III**, 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. 172, Block 9, on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Jerome Jackson by Quitclaim Deed from Oscar R. Jackson, Jr., dated April 26, 2005, recorded April 26, 2005, of record in Instrument No. 20050426-0046544, as corrected by Instrument of Correction of record in Instrument No. 20160617-0061489, Register's Office for Davidson County, Tennessee, being the same property conveyed to Oscar R. Jackson and wife, Addie M. Jackson by Warranty Deed from Henrie B. Dixon, a widow, dated June 17, 1980, recorded July 17, 1980, of record in Book 5625, page 579, said Register's Office. The said Addie M. Jackson having since died on June 12, 1996, property vesting in Oscar R. Jackson, Jr. by operation of law as sole surviving heir in the entirety. For further reference see Last Will and Testament of Addie McEvans Jackson of record in Book 10163, page 269 and in Instrument No. 20050426-0046533, said Register's Office.

This is ☐ Improved OR ☒ Unimproved property located at: 2401 Albion Street, Nashville, TN37209

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 16th day of June, 2016.

William Jerome Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this **16th** day of June, 2016.

Notary Public

My Commission expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017