THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37115	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **190,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2016. Notary Public MY COMMISSION EXPIRES: 3/24/2019 (AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

REPARED BY:
ANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Mark Jackson	Gold Star Mortgage Financial Group Corp.	MAP & PARCEL
110 Graycroft Court	100 Phoenix Dr., Ste. 200	042-03-0-108.00
Madison, TN 37115	Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Howard Gene Lomax, Emily Lomax Bond, Jonathan Lomax, Brian Lomax and Jennifer Lomax Aldridge**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Mark Jackson and Ruth A. Jackson, husband and wife**

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. 31 on the Plan of Section Two, Castle Grove of record in Plat Book 2900, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 150 feet on the Northerly side of Graycroft Court and runs back 202.5 feet on the Westerly line and 238.3 feet on the Easterly line to a broken line in the rear on which it measures 207.7 feet.

Being the same property conveyed to Margaret J. Lomax, unmarried and Howard Gene Lomax, a married man by Quitclaim deed from Margaret J. Lomax, unmarried of record in Instrument No. 20140422-0033556 Register's Office for Davidson County, Tennessee, dated April 15, 2014 and recorded on April 22, 2014. The said Margaret J. Lomax aka Margaret Lomax Justice has sinced died on December 28, 2015. Her one half undivided interest is now vested in her heirs at law, Howard Gene Lomax, Emily Lomax Bond and Jonathan Lomax. (See Affidavit of Heirship at Instrument No. ★ _____.) The undersigned, Brian Lomax and Jennifer Lomax Aldridge, have also joined in this conveyance to convey any interest they may have in the subject property by virtue of an un-probated Last Will and Testament of Margaret J. Lomax, dated October 14, 2009. The unprobated Last Will and Testament is attached hereto as Exhibit "A" for reference and information.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

★ 20160617-0061777

This is ( ) UNIMPROVED

(X) IMPROVED property known as **110 Graycroft Court, Madison, TN 37115.**

BILL GARRETT, Davidson County
Trans:T20160051605 DEEDWARR
Recvd: 06/17/16 13:25 5 pgs
Fees:28.00 Taxes:703.00

20160617-0061778

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 our hands this the 8th day of June, 2016.

Howard Gene Lomax

Emily Lomax Bond

Jonathan Lomax

Brian Lomax

Jennifer Lomax Aldridge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Howard Gene Lomax** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of June, 2016.

My Commission expires: 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Lomax Bond** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of June, 2016.

My Commission expires: 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan Lomax** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of June, 2016.

My Commission expires: 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

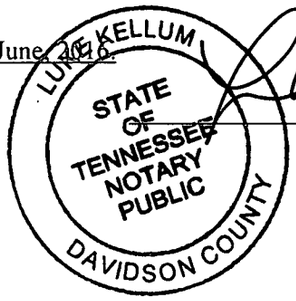
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Lomax** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of June, 2016.

My Commission expires: 10-7-2019



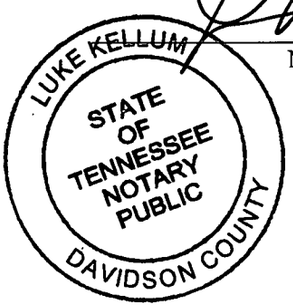
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Lomax Aldridge** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of June, 2016.

My Commission expires: 10-7-2019



Notary Public

Will of Margaret Lomax Justice

oct 14, 2009

I Margaret Lomax Justice of
110 Draycroft Court Madison Tenn.
Being of Sound Mind and disposing
Memory do hereby make & Publish
this My last will and testament.
I: In the event of my death or
total incapation, I direct that all
my debts & Funeral expenses and
expenses of administering my estate,
and direct that my Sons:
Jerry Wayne Lomax and/or Howard Gene Lomax
have full Powers to Sell & Convey
any Property necessary to Pay Same
without the necessity of Public Sale
Should I not have enough funds.
II I give, devise & bequeath all my
Property of whatever, Kind and Nature,
whether real, Personal or Mixed and
wherever Same may be located unto
my two Sons: Jerry Wayne Lomax and/or
Howard Gene Lomax in Fee Simple and
absolutely.
III In the event Sons: Jerry W Lomax and/or
Howard Gene Lomax Precedes me in death,
I then give devise & bequeath all my property
of what ever Kind whether real, Personal, or
mixed and Wherever Same may be located
unto the Following to-wit, to my Grand-

Pg 2

Emily Lomax and Jonathan Lomax
Children of Jerry Wayne Lomax,
Brian Lomax and Jennifer Lomax
Children of Howard Gene Lomax
IV I hereby nominate and appoint
Jerry Wayne Lomax and/or Howard Gene Lomax
~~Executors~~ Executors of this last Will
and direct that they Serve Without Bond.
In witness whereof I have set my signature this the
day Oct, 14, 2009

Signed: Margaret Lomax Justice
Testor

Witness:

Witness:
Dawn Anderson
John M Anderson

Sworn to ~~before~~ me
and Subscribed ~~by~~ April
2012.
Mary E.
Public Notary
Expire
May 8, 20

Signed: Margaret Lomax Justice 3-25-1

Signed by the said Margaret Lomax Justice
as and for her last will and testament
in the Presence of the undersigned who
at her request and in her sight and Presence,
and in the Presence of each other have
subscribed our names as attesting witnesses
the day + date above Mentioned.