Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

BILL GARRETT, Davidson County
Trans:T20160053871 DEEDWARR
Recvd: 06/24/16 09:02 2 pgs
Fees:13.00 Taxes:647.13
20160624-0064445

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Brian Jackson and Heather Jackson, husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Christian M Moritz, an unmarried man, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43, on the Plan of Section Two, "The Country", of record in Book 5050, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This is the same property designated as 15003005200 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Brian Jackson and Heather Jackson by Special Warranty Deed filed of record May 17, 2007 in Instrument No. 20070517-0058990, Register's Office for Davidson County, Tennessee.

Note: 3332 Timber Trail (property address) & 3301 Shakertown Court (mailing address) are one and the same property.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: subject to plan of record in Book 5050, page 40, Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2016** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 22nd day of June, 2016.

Brian Jackson
Brian Jackson

Heather Jackson
Heather Jackson

State of Tennessee
County of Sumner

On this the 22nd day of June, 2016, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Brian Jackson and Heather Jackson to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Jessica J Hunter
Notary Public

My Commission Expires: 4/26/17

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $174,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 22nd day of June, 2016.

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Annemarie Cain
Notary Public

My Commission Expires: 2.20.18

MAIL TAX BILLS AND DEED TO:

Christian M Moritz
3332 Timber Trail
Antioch, TN 37013

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Christian M Moritz
3332 Timber Trail
Antioch, TN 37013

File No.: 167204