WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-VRES-16-833-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary Levi Jackson and Brittany Warburton Jackson	**F&M Bank**	
(NAME) **833 Gallavista Avenue**	(NAME) **50 Franklin Street**	**052-05-0-018.00**
(ADDRESS) **Madison, TN 37115-4716**	(ADDRESS) **Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ON THE SPOT RENTAL PROPERTIES, LLC, RESHAR MCKISSIC ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY LEVI JACKSON AND BRITTANY WARBURTON JACKSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Revised Plan of Block "E" Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to On the Spot Rental Properties, LLC, Reshar McKissic by Quitclaim deed from Anthony Cross, married of record in Instrument No. 20160204-0010808 Register's Office for Davidson County, Tennessee, dated February 1, 2016 and recorded on February 4, 2016. Being the same property conveyed to Anthony Cross, married by Warranty deed from Larry Wilt Construction, Inc. of record in Instrument No. 20140416-0031877 Register's Office for Davidson County, Tennessee, dated April 14, 2014 and recorded on April 16, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **833 Gallavista Avenue , Madison, Tennessee 37115-4716**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160053957 DEEDWARR
Recvd: 06/24/16 10:25 2 pgs
Fees:13.00 Taxes:536.13
20160624-0064552

Witness my/our hand(s) this the 23rd DAY OF JUNE, 2016.

On the Spot Rental Properties, LLC

BY: _____
Reshar McKissic
Sole Member

_____
Reshar McKissic, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RESHAR MCKISSIC, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ON THE SPOT RENTAL PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of June, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of June, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212