LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

W-VRES-16-405-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19 (AFFIX SEAL)

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)
Johnny M. Jackson and ReDonnica Jackson	Flagstar Bank	
(NAME)	(NAME)	
405 Newberry Court	PO Box 371891	**026-02-0-010.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-2154	Pittsburgh, PA 15250	
(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, **GREG CHITWOOD, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHNNY M. JACKSON AND REDONNICA 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. 327 on the Plan of Subdivision of Windsor Green, Phase II- Section III of record in Plat Book 6900, Page 845, 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 Greg Chitwood, an unmarried man by Warranty deed from Thomas W. Terry and Magally Terry, husband and wife of record in Instrument No. 20140106-0001151 Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on January 06, 2014.

Greg Chitwood and Greogory Matthew Chitwood are one in the same.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 6900, Page 845.
- Restrictive Covenants of record in Book 6406, Page 929, amended in Book 6406, Page 950 and Book 6406, Page 972.
- QuitClaim Deed for common areas to Windsor Green Homeowner's Association of record in Book 7864, Page 369.
- By-Laws of record in Book 6406, Page 942, amended in Book 6406, Page 963 and Book 6406, Page 989.
- Charter of Windsor Green Services Association of record in Book 6396, Page 542, amended in Book 8192, Page 65.
- Water Line easement of record in Book 4377, Page 94.
- Dedication of Easement to Madison Suburban Utility District of record in Book 6636, Page 824.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **405 Newberry Court , Goodlettsville, Tennessee 37072-2154**.

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:T20160079144 DEEDWARR
Recvd: 09/09/16 10:12 2 pgs
Fees:13.00 Taxes:728.90
20160909-0094999

Witness my/our hand(s) this the 7th DAY OF SEPTEMBER, 2016.

Greg Chitwood by Georgie Vernadean Hood, attorney-in-law

Greg Chitwood by Georgie Vernandean Hood, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Georgie Vernadean Hood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GREG CHITWOOD, and who acknowledged he/she/they executed the same as the free act and deed of the said GREG CHITWOOD.

Witness my hand and official seal, this the 7th of September, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

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