WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Sept, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lynn E Goring	Fifth Third Mortgage Company	06104015800
(NAME)	(NAME)	
5007 Ruskin Ave.	5001 Kingsley Drive, Mail Drop:1MOBA8	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/23/16 15:12 3 pgs
Fees:18.00 Taxes:647.50
20160923-0100690

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Mary K. Jackson, a widow** ,HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynn E Goring,a single man** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF AN UNNAMED STREET, SAID PIN BEING 209.5 FEET SOUTHWESTERLY FROM AN IRON PIN IN A ROCK WALL, THE SAME BEING THE NORTHEAST CORNER OF A 2.94 ACRE TRACT OF LAND CONVEYD TO A.J. COLEMAN AND WIFE, EDITH COLEMAN FROM MRS. A.J. MCGAUGHEY, AS SHOWN ON AN UNRECORDED PLAN ON FILE IN THE OFFICE OF THE DAVIDSON COUNTY ENGINEER, THE DEED FROM SAID PROPERTY BEING OF RECORD IN BOOK 1511, PAGE 295, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG THE WESTERLY MARGIN OF SAID UNNMAED STREET, SOUTH 44°15' WEST 100 FEET TO AN IRON PIN IN THE WEST MARGIN OF SAID STREET; THENCE NORTH 42°55' 147.4 FEET TO AN IRON PIN IN THE EAST LINE OF THE DAVIDSON COUNTY QUARRY PROPERTY; THENCE ALONG THE SAID EAST LINE OF THE QUARRY PROEPRTY, N. 26°10' EAST 110 FEET TO AN IRON PIN; THENCE S. 41°59' EAST 181.8 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEEDS OF RECORD IN BOOK 4871, PAGE 349, AND BOOK 3670, PAGE 215, REGISTER'S OFFICE FOR DAVDISON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RONNIE D. JACKSON AND WIFE, MARY K. JACKSON, BY WARRANTY DEED FROM ABDVL WALI WAHIDI AND WIFE, FRESHTA SIDDIQI, DATED OCTOBER 3, 1991, OF RECORD IN BOOK 8457, PAGE 408, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5007 RUSKIN AVE., NASHVILLE, TENNESSEE 37216.

Ronnie D. Jackson having passed away on Februarary 27th 2012, leaving his interest in the above described property to his wife Mary Kathy Jackson.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is: Improved property, known as 5007 Ruskin Ave. Nashville TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 09/20/16.

Mary K. Jackson

Mary K Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mary K. Jackson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 09/20/16.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Notary Public

My Commission Expires:

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018