BILL GARRETT, Davidson County
Trans: T20160103302 DEEDWARR
Recvd: 11/22/16 11:22 2 pgs
Fees: 13.00 Taxes: 925.00

20161122-0123265

WARRANTY DEED

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2016

Notary Public:

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James Russell Jackson	Wells Fargo Bank	Parcel ID:
3656 Hoggett Ford Road	101 N. Phillips Ave	09700013200
Hermitage, TN 37076	Siuox Falls SD 57104	

FOR AND IN 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

Terry L. Griggs, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James Russell Jackson and Tammy B. 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:

Lying and being in the 4th Civil District of Davidson County, Tennessee, as described on a survey of Raymond E. Binkley, dated July 29, 1979, and being more particularly described as follows;

From a point in the middle of Hogget Ford Road, said point being 2526 feet, more or less, from Dodson Chapel Road; thence, South 1 degree 00 minutes West 637.4 feet to an iron pin, being the point of beginning of the herein described tract of property and being the most northeasterly corner of said property,- thence, continuing South 1 degree 00 minutes West for a distance of 522.6 feet along the Randolph Kelly property to a corner post; thence, North 58 degrees 30 minutes West for a distance of 381.0 feet along the northerly margin of the J.K. Brown property to an iron pin; thence. South 32 degrees 58 minutes 0 seconds West for a distance of 620.56 feet along the northwesterly boundary of the aforesaid J.K. Brown property to a corner post; thence, North 45 degrees 19 minutes 57 seconds West for a distance of 100 feet, along the northerly boundary of the B.F. Stevens property; thence, North 29 degrees 45 minutes East for a distance of 606.2 feet to an iron pin; thence, North 9 degrees 32 minutes West for a distance of 170.0 feet to an iron pin in the boundary line of the Richard Hessey property; thence, North 80 degrees 28 minutes East for a distance of 479.0 feet along the southerly line of said Richard Hessey property to an iron pin marking the point of beginning.

Together with and subject to an easement for ingress and egress of record in Book 8041, Page 951; Book 4830, Page 225 as amended in Instrument 20151015-0104754; Book 4821, Page 181; Book 5491, Page 523; and Book 5515, Page 145, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry L. Griggs by Quitclaim Deed from Tina S. Griggs of record in Book 9460, Page 392, said Register's Office, dated September 7, 1994. See also Quitclaim Deed of record in Book 8122, Page 866, said Register's Office. Reference is also made to Final Decree of record in Instrument 20110527-0040815, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; and (2) Easement of record in Book 4821, Page 181 amended in Instrument 20151015-0104754 and Ingress and Egress Easement of record in Book 4830, Page 225; Book 5491, Page 523; Book 5515, Page 145; Book 8041, Page 951; Book 8041, Page 953; and Book 8122, Page 866, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3656 Hoggett Ford Road, Hermitage, TN 37076

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

Witness my hand this 15th day of November, 2016.

Terry L. Griggs

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.