16-1-697

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160112329 DEEDWARR
Recvd: 12/21/16 11:07 2 pgs
Fees:13.00 Taxes:547.60
20161221-0134053

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16 day of December, 2016 by and between Rachel M. Fox n/k/a Rachel F. Pickel and Harold Harris Pickel, hereinafter referred to as GRANTOR, and Susan L. Jackson, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. F-6 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Rachel M. Fox, a single person, by Warranty Deed, from Regent Homes, LLC, a Tennessee limited liability company, dated May 4, 2007, recorded May 11, 2007, of record in Instrument No. 20070511-0056906, Register's Office for Davidson County, Tennessee.

The said Rachel M. Fox is now known as Rachel F. Pickel by marriage to Harold Harris Pickel.

This is [X]improved [ ]unimproved property known as: 8421 Callabee Way, Unit F-6, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rachel M. Fox n/k/a Rachel F. Pickel By Mary Brooke Bonadies, attorney in fact
Rachel M. Fox n/k/a Rachel F. Pickel
By Mary Brooke Bonadies, attorney in fact

Harold Harris Pickel By Mary Brooke Bonadies, attorney in fact
Harold Harris Pickel
By Mary Brooke Bonadies, attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Williamson

On this 16 day of December, 2016 before me personally appeared Mary Brooke Bonadies, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rachel M. Fox n/k/a Rachel F. Pickel and Harold Harris Pickel, and acknowledged that he/she executed the same as the free act and deed of said Rachel M. Fox n/k/a Rachel F. Pickel and Harold Harris Pickel.

Witness my hand, at office, this 16 day of December, 2016.

Notary Public

My Commission Expires: My Commission Expires October 21, 2020

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Susan L. Jackson
4055 Kings Camp Pass
Arrington, TN 37014

Send Tax Statements to:

____new owner_____

Map & Parcel: 181020A10400CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $148,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16 day of December, 2016.

Notary Public

My Commission Expires: My Commission Expires October 21, 2020

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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