Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2207

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of December, 2016

Notary Public
Commission Expires: 9-10-18

BILL GARRETT, Davidson County
Trans: T20160114056 DEEDWARR
Recvd: 12/28/16 11:37 4 pgs
Fees: 23.00 Taxes: 457.32
20161228-0136268

Address of New Owner	Send Tax Bills To:	Map & Parcel
Milton H. Woods 202 Friendship Drive Goodlettsville, TN 37072	BancorpSouth Bank 5217 Maryland Way Brentwood, TN 37027	033-12-0-096.00

WARRANTY DEED

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, I/WE,

Donna Beggin, devisee under the last Will and Testament of William Odell Jackson, Sr., deceased, and Tina Jackson, and Amber Jackson, now known as Amber Franklin, heirs at law of William Odell Jackson, Jr., deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Milton H. Woods, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Gateway, Section 1 of record in Plat Book 3300, Page (s) 39 and 40, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 100 feet on the south side of Friendship Drive, and runs back 115 feet on the east line and 130.8 feet on the west line, to a dead line in the rear on which it measures 102 feet.

Being the same property conveyed to William O. Jackson and wife, Georgia Elizabeth Jackson by Warranty deed from Jones Lumber Company, Inc. of record in Book 3939, page 411, re-recorded in Book 3985, Page 542,, Register's Office for Davidson County, Tennessee, dated September 22, 1965 and recorded on September 27, 1965. The said Georgia Elizabeth Jackson died November 13, 2001?, leaving William O. Jackson as tenant by the entirety. The said William O. Jackson aka William Odell Jackson, Sr. died January 9, 2016, his Last Will and Testament having been probated of record in Docket No. 16P-347, in the Probate Division of the Circuit Court for Davidson County, Order and Will also of record in Instrument Nos. 201603040-021002 and 20160304-0021003, in said Register's Office, devising the property to Donna Gail Blackwell aka Donna Beggin and William Odell Jackson, Jr.

Being also known as 202 Friendship Drive Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 202 Friendship Drive, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of December, 2016.

Donna Beggin

Tina Jackson

Amber Franklin

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna Beggin** 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 _____, Tennessee this 19th day of December, 2016.

Notary Public
My Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tina Jackson** 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 _____, Tennessee this 19th day of December, 2016.

Notary Public
My Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)

STATE OF California
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Amber Franklin
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 Eastvale (city), California (state) this 16 day of December, 2016.

BOBBI L. MORENO
Notary Public - California
San Bernardino County
Commission # 2148092
My Comm. Expires Apr 1, 2020

Notary Public
My Commission Expires: April 1, 2020

(Notary Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On December 16, 2016 before me, Bobbi L Moreno,
Date *Here Insert Name and Title of the Officer*

personally appeared Amber N Franklin
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

BOBBI L. MORENO
Notary Public - California
San Bernardino County
Commission # 2148092
My Comm. Expires Apr 1, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 12/16/16 Number of Pages: three
Signer(s) Other Than Named Above: NO other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Amber N Franklin	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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