SUE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter T. Jackson, unmarried	Carter T. Jackson (NAME)	
305 Madison Blvd (ADDRESS)	305 Madison Blvd. (ADDRESS)	063-04-0-018.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ruth Stafford, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carter T. Jackson, unmarried, hereinafter called the Grantees, their heirs 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. 16 ON THE PLAN OF CLIFTON PLACE, DUPONTONIA, TENNESSEE, OF RECORD IN PLAT BOOK 2854, PAGE 86, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
SAID LOT NO. 16 FRONTS 100 FEET ON THE EASTERLY SIDE OF CLIFTON COURT AND RUNS BACK BETWEEN LINES, 125 FEET ON THE NORTHERLY LINE AND 125 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 200 FEET.

BEING THE SAME PROPERTY CONVEYED TO RUTH STAFFORD AND DEBORAH S. RICE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM RUTH STAFFORD OF RECORD IN INSTRUMENT NO. 20060920-0116248 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO RUTH STAFFORD BY DEED FROM DEBORAH S. RICE OF RECORD BY INSTRUMENT NO. 20170322-0027837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 111 Clifton Court, Old Hickory, TN 37138
(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 my/our hand(s) this 17th day of March, 2017.

BILL GARRETT, Davidson County
Trans: T20170024177 DEEDWARR
Recvd: 03/22/17 09:41 2 pgs
Fees: 13.00 Taxes: 555.00
20170322-0027838

WARRANTY DEED
(Continued)

Ruth Stafford

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Stafford, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

SUE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072