BILL GARRETT, Davidson County
Trans:T20170057588 DEEDWARR
Recvd: 07/06/17 10:39 2 pgs
Fees:13.00 Taxes:1239.50
20170706-0067854

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1037

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Jackson 3017 Woodlawn Drive Nashville, TN 37215	John Jackson 560 Jamestown Road Cookeville, TN 38501	117-02-0D-004.00-CO

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,

Frank J. Delfino and wife, Donna K. Delfino

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

John McReynolds Jackson and Barbara Albers 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 4 on the Plan of The Clairmont Condominiums of record in Book 6200, page 551, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of the property.

Being the same property conveyed to Frank J. Delfino and wife, Donna K. Delfino by Warranty deed from Equity Mortgage, Inc., a Tennessee corporation of record in Instrument No. 20080630-0067120 Register's Office for Davidson County, Tennessee, dated June 27, 2008 and recorded on June 30, 2008.

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: 3017 Woodlawn Drive, Nashville, TN 37215.

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 30th day of June, 2017.

Frank J. Delfino

Donna K. Delfino

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank J. Delfino and wife, Donna K. Delfino** 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 Brentwood, Tennessee this 30th day of June, 2017.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)