This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/09/17 11:50 3 pgs
Fees:18.00 Taxes:538.35
20170809-0081596

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of August, 2017, by and between Jason Jamaal Jackson, unmarried, party of the first part, and Kim S Cothron, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 224 (erroneously referred to as Lot in prior deeds) on the plan of Cambridge Forest Townhomes, of record Instrument No. 20020213-0018958 revised in Instrument No. 20020710-0083055, re-recorded at Instrument No. 200402242-0020966, in the Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Jason Jamaal Jackson by virtue of that certain CASH Deed dated April 13, 2006, and being of record at Instrument No. 20060428-0049031 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Instrument No. 20020213-0018958 revised in Instrument No. 20020710-0083055, re-recorded at Instrument No. 200402242-0020966 in said register's office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jason Jamaal Jackson by Staci Coleman, Attorney In Fact Staci Coleman Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Staci Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Jason Jamaal Jackson and acknowledged that she executed the same as the free act and deed of the said Jason Jamaal Jackson.

WITNESS my hand and official seal at office this 4th day of August, 2017.

Notary Public

My Commission Expires: 7.5.21

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Kim S Cothron

Tax Parcel No 149150B01200CO

Property Address: 1515 Bridgecrest Dr. Unit 224
Antioch, TN 37013

MAIL TAX BILLS TO: Caliber Homeloans
3701 Regent Blvd Suite 180
Irving, TX 75063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $145,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of August, 2017.

Notary Public

My Commission Expires:

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

