WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 170,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 1st DAY OF September 2017

Notary Public

MY COMMISSION EXPIRES: _____
(Affix Seal)

DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J Hooks, Jr.	New owner	**42-12-100**
516 Pima Road		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, ***Isabelle Smith Jackson, Trustee of James Welburn Jackson and Isabelle Smith Jackson Family Trust***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Michael J Hooks, Jr. , an unmarried 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:

For reference only this is Property being known as 516 Pima Road Madison TN 37115 and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of the Resubdivision of Lot No. 10 on the Plan of Gridiron Heights, of record in Book 6200, page 882, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Isabelle Smith Jackson, Trustee by Quitclaim Deed from James Welburn Jackson and Isabelle Smith Jackson dated 9/12/97 and filed for record on 12/3/99 of record in Book 11767, page 598, said Register's Office for said County.

This conveyance is subject: Current years taxes which have been prorated and assumed by the Grantee(s): All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (X) Property, known as **516 Pima Road, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Bill Garrett Davidson County
Batch# 5954 **DEEDWARR**
09/29/2017 11:02:52 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20170929-0099820

Witness our hands this 21st day of September, 2017.

Isabelle Smith Jackson, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Isabelle Smith Jackson, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of the James Welburn Jackson and Isabelle Smith Jackson Family Trust, the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes herein contained.

Witness my hand and official seal this 21st day of September, 2017.

Commission Expires: 3/2/21

Notary Public

MICHAEL CODD MATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public