Bill Garrett Davidson County
Batch# 9311 DEEDWARR
10/06/2017 12:41:17 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20171006-0102910

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
POTTER BROTHERS CONSTRUCTION, LLC	**SAME**	**091-15-0-358.00**
(NAME) **P. O. BOX 123**	(NAME)	
(ADDRESS) **JOELTON, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TERRY FREDERICK JACKSON, BILLY WILSON JACKSON, JR., AND GREGORY DEAN JACKSON, BEING THE SOLE HEIRS AT LAW OF BILLY WILSON JACKSON, A/K/A BILLY WILSON JACKSON, SR. DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 604 of Block 28 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 604 fronts 50 feet on the southerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Billy Wilson Jackson and wife, Gwendolyn Fae Jackson, from Carmack Black and wife, Lucile Black, by deed dated August 26, 1969, said Register's Office. Being further conveyed to Billy Wilson Jackson from Robert F. Spann, Trustee, by deed dated October 13, 1976, of record in Book 5080, Page 387, said Register's Office. The said Billy Wilson Jackson, a/k/a Billy Wilson Jackson, Sr., died on December 22, 2015 intestate; leaving Terry Frederick Jackson, Billy Wilson Jackson, Jr., and Gregory Dean Jackson as his sole heirs at law. See Administration of the Estate of Billy Wilson Jackson, Sr., Docket No. 16P-366, in the Seventh Circuit Court of Davidson County, Probate Division. Further see Affidavit of Heirship as to the Heirs at Law of Billy Wilson Jackson, Sr., of record in Instrument No. 20170825-0087649, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 57, Page 103, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **4703 NEVADA AVENUE, NASHVILLE, TN 37209**
(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; 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 our hands this 4 day of October, 2017.

TERRY FREDERICK JACKSON

BILLY WILSON JACKSON, JR.

GREGORY DEAN JACKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Terry Frederick Jackson, Billy Wilson Jackson, Jr., and Gregory Dean Jackson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of October, 2017.

My Commission Expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON