Bill Garrett Davidson County
Batch# 18126 DEEDWARR
10/25/2017 11:43:51 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20171025-0109464

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me this 23RD DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Jackson, III and Jeannette Jackson, husband and wife | Robert Jackson, III and Jeannette Jackson (NAME) | |
| 1108 Pebble Creek Court East (ADDRESS) | 1108 Pebble Creek Court East (ADDRESS) | 149-06-0-176.00 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Antioch, TN 37013 (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 Tiffany Kotulka and Yvette Bryant, heirs of Frederick C. Bryant, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Jackson, III and Jeannette Jackson, husband and wife, 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, TN, BEING LOT NO. 78 ON THE PLAN OF OAKWOOD SUBDIVISION PHASE SIX, SECTION TWO OF RECORD IN PLAT BOOK 7900, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THERE

BEING THE SAME PROPERTY CONVEYED TO FREDERICK C. BRYANT BY WARRANTY DEED FROM JON MICHAEL A. WEBB AND PAULA A. WEBB, HUSBAND AND WIFE, OF RECORD AS INSTRUMENT NO. 20021127-147210, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID FREDERICK C. BRYANT DIED ON 4/20/2017, UNMARRIED AND INTESTATE, HIS ONLY HEIRS AT LAW BEING TIFFANY KOTULKA AND YVETTE BRYANT PER AFFIDAVIT OF HEIRSHIP BEING PLACED OF RECORD SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20171025-0109461 AND 20171025-0109462, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

YVETTE BRYANT EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF TIFFANY KOTULKA, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20171025-0109463, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 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 1108 Pebble Creek Court East, Antioch, TN 37013
(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 23rd day of October, 2017.

# WARRANTY DEED

(Continued)

Tiffany Kotulka by Yvette Bryant, As Attorney in Fact
Tiffany Kotulka by Yvette Bryant, as Attorney in Fact

Yvette Bryant
Yvette Bryant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Bryant, 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 23rd day of October, 2017.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

State of Tennessee :
County of Davidson

On this 23rd day of October, 2017, before me, a Notary Public, in and for said County and State, personally appeared Yvette Bryant, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tiffany Kotulka, acknowledged that such persons executed the same as the free act and deed of the said Tiffany Kotulka.

Witness my hand and official seal, this the 23rd day of October, 2017.

Mary Birthright
Notary Public

My commission expires:

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072