WARRANTY DEED

Bill Garrett Davidson County
Batch# 57248 DEEDWARR
02/09/2018 11:05:36 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20180209-0013247

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Jennifer Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF FEBRUARY, 2018.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Laura W. Pait and Samuel Pait		186 04 0A 048.00
(NAME)	(NAME) New Owner	
8925 Macauley Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety-Five Thousand And No/100 Dollars ($395,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Susan M. Jackson, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Laura W. Pait and Samuel Pait, a married couple**, 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:

Land in Davidson County, Tennessee, being Lot No. 158 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan M. Jackson, unmarried by Warranty Deed from Janis E. Martin, a married woman dated May 26, 2015 and recorded June 5, 2015 as Instrument No. 20150605-0053181, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8925 Macauley Lane, Nolensville, TN 37135

File Number: FRN-178758SSO

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 1st day of February, 2018.

Susan M Jackson by Christine Johnson
Her Attorney in Fact

Susan M. Jackson by Christine Johnson, her
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Christine Johnson, 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 Susan M. Jackson, as Attorney-In-Fact, and acknowledged that she executed the same as the free act and deed of Susan M. Jackson, for the purposes therein contained.

Witness my hand and official seal, this the 1st of February, 2018.

Notary Public

My Commission Expires: 12/20/2020

(SEAL)

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

File Number: FRN-178758SSO