WARRANTY DEED

Bill Garrett Davidson County
Batch# 65471 DEEDWARR
03/05/2018 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20180305-0020781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/31/20
(AFFIX SEAL)

County of Rutherford State of Tennessee Notary Public Carol M. Holmes

B-FC-18-924

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret Jackson and Dustin Dean Jackson	SAME	
(NAME)	(NAME)	173-09-0A-469.00-CO
924 Loxley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL HAMILTON CONNOR AND SHARON HURLEY CONNOR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET JACKSON AND DUSTIN DEAN JACKSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 451 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Hamilton Connor and Sharon Hurley Connor, husband and wife by Warranty deed from Seamus M. Campbell, unmarried of record in Instrument No. 20150721-0071333 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 21, 2015.

This conveyance is subject to:
• Taxes for the year 2018, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat at Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record as Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104305, Instrument No. 20070830-0104306, Instrument No. 20080326-0030438, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Instrument No. 20080403-0033975, Register's Office for Williamson County, Tennessee.
• Stormwater Detention Agreement(s) of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, Instrument No. 20041229-0154223, Register's Office for Davidson County, Tennessee.
• The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Lenox Village, and recorded in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
• Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.

- QuitClaim Deed for common areas to Homeowner's Association of record in Instrument No. 20020510-0053757 and re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains & Appurtenances of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851, and Instrument No. 20011106-0121932, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument Number 20150817-0082476 and 20150817-0082475, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **924 Loxley Dr., Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF MARCH, 2018.

Daniel Hamilton Connor 3/5/18

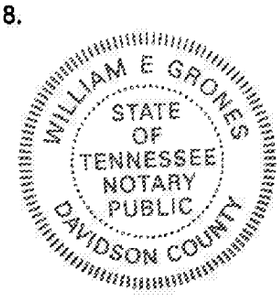
Sharon Hurley Connor 3/5/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL HAMILTON CONNOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON HURLEY CONNOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 3/31/20

