WARRANTY DEED

Bill Garrett Davidson County
Batch# 104090 DEEDWARR
06/13/2018 10:55:03 AM 2 pgs
Fees: $13.00 Taxes: $1,286.49

20180613-0056724

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly R. Jackson	New Owner	042-15-0-013.00
(NAME)	(NAME)	
121 S Graycroft Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 considerations, the receipt of which is hereby acknowledged, we, **Deborah Campbell, an unmarried person and Caprice Palmer, an unmarried person, as tenants in common with the right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kelly R. Jackson, an unmarried person**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of Graycroft Road at a point being 400 feet South from an iron pin at the Southwest corner of the property conveyed to Elsie O. Dunn, by deed from the Cumberland Development Company, of record in Book 1970, Page 585, Register's Office for said County; thence with the Easterly margin of said Road in a Southerly direction 100 feet to a point; thence Easterly 268 feet, more or less, to the westerly line of Block "C" on an unrecorded map of Marthonna; thence with Westerly line of said Block in a Northerly direction 100 feet to a point; thence Westerly 268 feet, more or less, to the Easterly margin of Graycroft Road and point of beginning.

Being the same property conveyed to Deborah Campbell, unmarried and Caprice Palmer, unmarried, as tenants in common with the right of survivorship by Warranty Deed from Gibson C. Duncan, Jr., and wife, Frances Jean Duncan, dated 09/19/2017 recorded 09/21/2017, of record in Record Book 4610, Page 340 and re-recorded on 10/11/2017 of record in Instrument No. 20171011-0104254, in the Register's Office for Davidson County, Tennessee.

John Browner executed this instrument on behalf of Deborah Campbell and Caprice Palmer pursuant to a Power of Attorney of record in Instrument No. 20180613-0056723 Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 121 S Graycroft Avenue, Madison, TN 37115
(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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 11th day of June, 2018.

Deborah Campbell by John Browner, Attorney in fact Caprice Palmer by John Browner, Attorney in fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Browner with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Deborah Campbell and Caprice Palmer as their Attorney in Fact as the free act and deed of the within named Deborah Campbell and Caprice Palmer

Witness my hand and official seal on this 11th day of June, 2018.

Notary Public
My Commission expires: 10/28/19

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206