THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415986

Bill Garrett Davidson County
Batch# 106121 **DEEDWARR**
06/19/2018 09:28:50 AM 2 pgs
Fees: $13.00 Taxes: $936.10

20180619-0058736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $253,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2018.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher G. Jackson and Rebecca Jackson 7517 Dove Valley Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141-06-0A-017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Brown and Alison Brown, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher G. Jackson and Rebecca Jackson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 26, SECTION 1, POPLAR RIDGE, REVISED, as shown on plat of record in Plat Book 7900, Page 206, Surveyor's Certificate of Correction recorded in Book 8292, Page 973, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Alison G. Heyd now known as Alison H. Brown and Donald Brown to Alison H. Brown and Donald Brown, wife and husband, as recorded on the 6th day of February, 2015 in Instrument No. 20150206-0011192 and Warranty Deed from Robert Manning and wife Laura Latham Manning, f/k/a Laura Latham to Alison G. Heyd and Donald Brown, as recorded on the 25th day of September, 2002 in Instrument No. 20020925-0117044, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 7900, Page(s) 151, revised in Book 7900, Page 206, corrected in Book 8292, Page 97 and Boundary Plat recorded in Plat Book 7900, Page 150.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8113, Page 105; Book 10322, Page 76; Book 10370, Page 333 and Book 10948, Page 482.

Terms and provisions of by-Laws recorded in Book 8113, Page 116.

Charter of Poplar Ridge Homeowners Association recorded in Book 8232, Page 501.

Easement for Sanitary Sewer Line, recorded in Book 7601, Page 402.

Easement for Right of way, recorded in Book 4364, Page 895.

Easement for Utilities, recorded in Book 8292, Page 975.

Conveyance of Open Space recorded in Book 9081, Page 74 and Book 8292, Page 969.

This is improved property located at 7517 Dove Valley Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2018.

Donald Brown

Alison Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Brown and Alison Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2018.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018