Bill Garrett Davidson County
Batch# 121262 DEEDWARR
07/26/2018 03:22:39 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180726-0073156

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kyle Edward Davis
1342 Riverbrook Drive
Nashville, TN 37076

SEND TAX BILL TO:
Ameris BANK
1800 PARKWAY PL, STE 820
MARIETTA, GA 30067

MAP/PARCEL 097-02-0A-064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin L. Jackson and wife, Sandra L. Jackson, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kyle Edward Davis, A Married Man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080610-0059689, in said Register's Office.

Being the same property conveyed to Kevin L. Jackson and Sandra L. Jackson, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20101001-0078230 Register's Office for Davidson County, Tennessee, dated September 28, 2010 and recorded on October 01, 2010.

This is improved property known as: **1342 Riverbrook Drive, Nashville, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 24th day of July, 2018.

WITNESS MY HAND on this the 24th day of July, 2018

Kevin L. Jackson

Sandra L. Jackson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kevin L. Jackson and Sandra L. Jackson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180540