Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1479

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Bill Garrett Davidson County
Batch# 125131 DEEDWARR
08/07/2018 10:10:07 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180807-0077463

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 1, 2018.

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 1024 Windsor Brook Trust PO Box 160772 Nashville, TN 37216	SAME AS BUYER	151-10-0A-116.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nathaniel Jackson, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 1024 Windsor Brook Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Phase Two, Villages of Long Hunter, P.U.D., of record in Instrument No. 20020515-0059732, 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 Nathaniel Jackson, an unmarried man by Warranty deed from Ole South Properties, Inc., of record in Instrument No. 20030325-0039304, Register's Office for Davidson County, Tennessee, dated March 21, 2003 and recorded on March 25, 2003. Nathanial having since married, his spouse Larysa Jackson. Larysa Jackson hereby joined in the execution of this instrument, for the purpose of conveying marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1024 Windsor Brook Place, Antioch, TN 37013.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 1, 2018.

Nathaniel Jackson

Larysa Jackson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nathaniel Jackson and Larysa Jackson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this August 1, 2018.

CINDY BEEBE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 8/16/2020