Karen Y Johnson Davidson County
Batch# 146480 DEEDWARR
09/28/2018 02:13:40 PM 2 pgs
Fees: $13.00 Taxes: $765.90
20180928-0096467

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811101

WARRANTY DEED

John M. Wells State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2018.

NOTARY PUBLIC

My commission expires: 5/4/2019

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Thomas and Mia Jayne Jackson 308 Country Court Antioch, TN 37013	Homestead Funding dba McGlone Mortgage Group 8 Airline Drive Albany, NY 12205	150 03 0 078.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seven Thousand and 00/100 Dollars ($207,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GAIL M. MEDINA, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PHILLIP THOMAS AND MIA JAYNE JACKSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Second Revision, Re-subdivision of Lots 70 and 71, The Country, Section 3, of record in Book 6050, Page 92, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Gail M. Medina by warranty deed from Maria E. Shepherd, a married woman, dated May 20, 2005 and recorded at Instrument No. 20050524-0058689, Register's Office for Davidson County, Tennessee. Said property was never the principal residence of Gail M. Medina or her spouse.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of September, 2018.

Gail M. Medina

GAIL M. MEDINA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Gail M. Medina, 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 seal, this the 26th day of September, 2018.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/3/20