WARRANTY DEED

Karen Johnson Davidson County
Batch# 229106 **DEEDWARR**
05/13/2019 10:47:56 AM 2 pgs
Fees: $13.00 Taxes: $1,547.71

20190513-0044582

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-13-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Bradley McDowell	CMG Mortgage Inc.	064 03 0A 128.00
(NAME) 1641 Rachel Way	(NAME) 3160 Crow Canyon Rd, S-400	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) San Ramon, CA 94583	
(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, I/we **George Bruce Jackson and Martha Ingram Jackson, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Charles Bradley McDowell and Cassie Marie Missimer, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Brandywine Pointe, Phase Ten, Section Three, of record in Plat Book 9700, Page 280, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George Bruce Jackson and wife, Martha Ingram Jackson by Warranty Deed from James Houston Nevans, unmarried, dated August 1, 2003 and recorded August 5, 2003 of record in Instrument No. 20030805-0110895, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 9700, Page 280, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 8120, Page 170, and Amendment Recorded as Book 8671, Page 484 and Rules and Regulations recorded as Instrument No. 201512070122778, Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 10257, Page 199, in the Register's Office for Davidson County, Tennessee; Boundary Plat recorded as Book 7900, Page 156, in the Register's Office for Davidson County, Tennessee; Amendment to ByLaws recorded as Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee; Articles of Incorporation of Brandywine Pointe Community Association, Inc., recorded as Book 9013, Page 39, Register's Office for Davidson County, Tennessee; Articles of Incorporation of Brandywine Pointe Community Association, Inc., Book 9117, Page 77, in the Register's Office for Davidson County, Tennessee; Charter of Brandywine Pointe Dock Association, Inc., recorded as Book 8637, Page 563, Register's Office for 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 ☒ 1641 Rachel Way, Old Hickory, TN 37138

(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), his/her/their 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), his/her/their 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.

Effective the 10th day of May, 2019.

George Bruce Jackson

George Bruce Jackson

Martha Ingram Jackson

Martha Ingram Jackson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Bruce Jackson and Martha Ingram Jackson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of May, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122