WARRANTY DEED

JESSICA ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: 4.18.2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cameron B Morgan	IBERIABANK	024 00 0 013.00
(NAME)	(NAME)	
4826 Brick Church Pike	P.O. Box 7171	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thomas Alex Jackson and Erin Walker Jackson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cameron B Morgan, a married person**, hereinafter called the Grantees, their heirs and 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 Tract No. 2 on the survey of Marty Lane Williams, et ux property by Charles B. Moseley, Jr. Registered Land Surveyor, No. 776, as Job No. 226-87, as follows:

Beginning at a point in the northeasterly margin of Brick Church Pike, a corner to the property conveyed to Robert V. Zoppel, et ux, by deed of record in Book 5698, Page 148, Register's Office of Davidson County, Tennessee; thence with said margin of said pike South 37 deg. 15' 00" West 50 feet to a concrete monument; thence North 52 deg. 20' 42" West 416.70 feet to a point; thence South 61 deg. 30' 00" West 376.48 feet to a point in the line of the property conveyed to Richard A. Murray, et ux by deed of record in Book 5635, page 858, said Register's Office; thence with the line of Murray North 58 deg. 30' 58" West 552.01 feet to a point; thence North 61 deg. 30' 00" East 277.50 feet to a point thence North 83 deg. 55' 48" East 289.17 feet to a point in the line of Zoppel, thence with the line of Zoppel South 52 deg. 20' 42" East 796.20 feet to the point of beginning and containing 5.276 acres, more or less.

Being the same property conveyed to Thomas Alex Jackson and Erin Walker Jackson, husband and wife by Warranty Deed from Renee Radeke Daley and Simeon C. Daley, wife and husband dated January 30, 2017 and recorded February 1, 2017, as Instrument No. 20170201-0010541, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-1912105BSO

Karen Johnson Davidson County
Batch# 327430 DEEDWARR
12/10/2019 10:28:30 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20191210-0127267

unimproved ☐
This is improved ☒ property, known as 4826 Brick Church Pike, Goodlettsville, TN 37072

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

Witness our hands this 5 day of Dec., 2019

Thomas Alex Jackson

Erin Walker Jackson

STATE OF ~~TENNESSEE~~ Oklahoma

COUNTY OF Oklahoma

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thomas Alex Jackson and Erin Walker Jackson, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2019.

Notary Public

My Commission Expires: 4-29-21

(SEAL)

CHRIS LEBOEUF
Notary Public - State of Oklahoma
Commission Number 13004038
My Commission Expires Apr 29, 2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

File Number: MFR-1912105BSO

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)