WARRANTY DEED

Karen Johnson Davidson County
Batch# 337706 DEEDWARR
01/02/2020 03:25:14 PM 2 pgs
Fees: $13.00 Taxes: $714.10
20200102-0000483

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary Johnette Jackson	New Owner	173 05 0A 171.00
(NAME)	(NAME)	
1757 Red Jacket Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Christine F. Hill, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary J Jackson, a single woman**, 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:

Being all of Unit No. 171 (One Hundred Seventy One) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480; amended of record in Instrument No. 20051114-0136938, and further amended in Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christine F. Hill by Warranty Deed from Amanda Herring formerly Amanda L. Mills dated May 20, 2010 and recorded May 27, 2010, as Instrument No. 20100527-0040861, 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.

unimproved ☐
This is improved ☒ property, known as 1757 Red Jacket Dr., Antioch, TN 37013

File Number: FRN-1912435SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN. 37212
FILE #: B-1912435-1757

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 31st day of December, 2019

Christine F. Hill by Makeysha Sorensen as attorney in fact
Christine F. Hill
By Makeysha Sorensen as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christine F. Hill, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Christine F. Hill, for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2019.

Heather R Hunter
Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-1912435SSO