Karen Johnson Davidson County
Batch# 349806 DEEDWARR
01/28/2020 10:55:15 AM 3 pgs
Fees: $18.00 Taxes: $1,010.10

20200128-0010088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2020.

NOTARY PUBLIC

My Commission Expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

THIS INSTRUMENT PREPARED BY: Howard M. Skipworth, Attorney, P.O. 489, Joelton, Tennessee, 37080

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
HUBERT RAY JACKSON AND WIFE, RUTH JACKSON 7530 WHITES CREEK PIKE JOELTON, TN 37080	HUBERT RAY JACKSON AND WIFE, RUTH JACKSON 7530 WHITES CREEK PIKE JOELTON, TN 37080	MAP 15 PAR 17 14D-15300

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Timothy Ronald Webb, Amy Lynn Webb Bull A/K/A Amy Lynne Reeves, Timothy Ronald Webb, Trustee for Susan Denise Webb Burch A/KA Susan Denise Daniels, Sandra Hamlett Webb and Susan Denise Webb Burch, Individually and beneficiary of Trust.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Hubert Ray Jackson and Wife, Ruth F. Jackson

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: **EXHIBIT A**

This improved property is known as 7530 Whites Creek Pike, Joelton, TN 37080

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the

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 22nd day of January, 2020.

TIMOTHY RONALD WEBB, SELLER

TIMOTHY RONALD WEBB, TRUSTEE FOR SUSAN DENISE WEBB BURCH, TRUST, SELLER

SUSAN DENISE WEBB BURCH, INDIVIDUALLY AND BENEFICIARY, SELLER

AMY LYNNE WEBB BULL, SELLER

SANDRA HAMLETT WEBB, SELLER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TIMOTHY RONALD WEBB, SUSAN DENISE BURCH, AMY LYNNE WEBB BULL AND SANDRA HAMLETT WEBB, the within named 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 at office, this 22nd day of January, 2020.

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

Land in Davidson County, Tennessee, situated in the 14th Civil District described according to an unrecorded survey made by G & G Engineering Company, on November 2, 1968 as follows:

Beginning at a point, this point being an iron pin, 30 feet East of the center line of the Springfield Highway, approximately 811 feet northwest along the easterly ROW line of the Springfield Highway from the centerline of Morgan Road; thence northwesterly 150.0 feet along the easterly ROW line of the Springfield Highway to an iron pin; thence N 79 deg. 16' E, 1337.0 feet to an iron pin; thence S 02 deg. 30' E 143.8 feet along a fence bounded by the J. T. Reeves property to an iron pin; thence S 79 deg. 16' W, 1312.0 feet to an iron pin; this being the point of beginning, containing 4.7 acres, more or less.

Being the same property conveyed to PAUL RONALD WEBB AND WIFE, EVELYN M. WEBB, by deed from JOHN D. BARTEE AND WIFE, LOIS E. BARTEE, of record in Book 4687, Page 506, dated March 6, 1973, said Register's Office. EVELYN M. WEBB, having since died on or about October 21, 1992, leaving PAUL RONALD WEBB, AS SURVIVING TENANT BY THE ENTIRETY. PAUL RONALD WEBB having since died on or about June 8, 2016. Pursuant to the Last Will and Testament of PAUL RONALD WEBB, said property was devised to SANDRA HAMLETT WEBB, FOR LIFE, TIMOTHY RONALD WEBB, AMY LYNNE REEVES N/K/A AMY LYNNE BULL AND TIMOTHY RONALD WEBB, FOR SUSAN DENISE DANIELS N/K/A SUSAN DENISE BURCH. Also see Affidavit of Inheritance of record in Instrument No. 20190515-0045817, said Register's Office.