Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 366774 DEEDWARR
03/04/2020 01:20:42 PM 2 pgs
Fees: $13.00 Taxes: $1,283.74
20200304-0024198

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,955.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
Adam Jackson	Adam Jackson	085 14 0A 025.00
(NAME) 604 Rivercrest Way	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Barry T. Gresham, a married man Mary C. Gresham, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adam Jackson, an unmarried man**, hereinafter called the Grantee, his 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 Lot 25, River Crest, First Revision, as shown on plat of record in Plat Book 9700, Pages 465 and 466, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barry T. Gresham, a married man by Special Warranty Deed from Donna Fielden, sole beneficiary under the Last Will & Testament of Lisa Kaye Fielden Buntin, joined by Richard Buntin, surviving spouse of Lisa Kaye Fielden Buntin dated August 23, 2011 and recorded August 30, 2011 as Instrument Number 20110830-0067140, in said Register's Office for Davidson County, Tennessee.

Mary C. Gresham, wife of Barry T. Gresham hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

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 604 Rivercrest Way, Nashville, TN 37214

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 27th day of February, 2020.

Barry T. Gresham

Mary C Gresham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Barry T. Gresham, a married man Mary C Gresham, 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 27th day of February, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024