WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Zachery Jackson and Valerie Jackson, husband and wife	Ascend Federal Credit Union	064-09-0A002.00-CO
(NAME)	(NAME)	
4403 South Trace Blvd.	P. O. Box 1210	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203568

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William Leaverton** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Zachery Jackson and Valerie Jackson, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

A certain Condominium Apartment, being Unit No. 4403 on the Plan of Southfork Condominiums, Phase 1, as set out in the Master Deed establishing a Horizontal Property Regime of Southfork Condominiums, of record in Book 6783, page 839, as amended in Book 6994, page 447 and Instrument 20020327-0037726, said Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to William Leaverton by Warranty Deed from Carolyn J. Garlits dated June 17, 2014 and filed of record in Instrument 20140624-0055040, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Southfork Condominiums, of record in Book 6783, page 839, as amended in Book 6994, page 447 and Instrument 20020327-0037726, said Register's Office, and By-Laws appended thereto. And also subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6900, Page 132, Register's Office for said County

Karen Johnson Davidson County
Batch# 553179 **DEEDWARR**
01/13/2021 09:41:49 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20210113-0005795

Subject to the rights of others in and to common areas and/or elements.

Unimproved ☐

This is improved ☒ property, known as 4403 South Trace Blvd., Old Hickory, TN 37138
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of January, 2021

William Leaverton

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Leaverton, 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, at office, this 12th of January, 2021.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY