WARRANTY DEED

Karen Johnson Davidson County
Batch# 703800 **DEEDWARR**
08/24/2021 02:22:53 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00

20210824-0114372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY ROLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Christine Holcomb and Michael J. Holcomb	PNC Bank	104140H07000CO
(NAME)	(NAME)	
59 Old Club Court	P.O. Box 771021	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Chicago IL 60677	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 28th day of June, 2021, by and between **GRACE JACKSON and VINCENT JACKSON, wife and husband,** party of the first part, and **M. Christine Holcomb and Michael J. Holcomb, wife and husband,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Resubdivision of Lot Nos. 6 and 7 Whitworth Phase 3, Section 3, of record in Plat Book 8250, page 677, amended by Surveyor's Certificate of Correction of record in Book 10415, page 982, Office Register's for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Grace Jackson and Vincent Jackson, husband and wife by Warranty Deed from Vintage South, LLC, a Tennessee Limited Liability Company dated 06/24/2019 and recorded 06/26/2019, of record in Instrument 201906260062014, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

GRACE JACKSON

VINCENT JACKSON

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **GRACE JACKSON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of June, 2021

Commission expires: 11·06·24

SAPRINA KENYOTTA MILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **VINCENT JACKSON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of June, 2021

Commission expires: 11·06·24

SAPRINA KENYOTTA MILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

EXHIBIT A

All matters shown on the plat of record in Plat Book 8250, Page 677, Surveyor's Certificate of Correction of record in Plat Book 10415, Page 982, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 8026, Page 305, amended in Book 8282, page 45, Book 9567, page 216, Book 9778, page 27, Book 10503, page 139, Inst. No. 20020812-0097386, Inst. No. 20100615-0046543, correct in Inst. No. 20160919-0098409 and 20170720-0073719, in Register's Office for Davidson County, Tennessee.

Easement including terms and conditions thereof as recorded in Instrument 20190618-0058753, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 9582, Page 872, in the Register's Office for Davidson County, Tennessee.

Indemnity and hold Harmless Agreement Instrument 201908060078212, in the Register's Office for Davidson County, Tennessee.

Charter of The Whitworth Homeowner's Association record in Book 8090, Page 891, Book 8283, Page 523, Book 10428, page 795, Register's Office for Davidson County, Tennessee.