314
GSRM

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/04/06 13:51 2 pgs
Fees:13.00 Taxes:791.80
20060404-0038436

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of April, 2006 by and between Angela M. Sandoval, unmarried, hereinafter referred to as GRANTOR, and Ryan B. Jackson, unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section One (revised) Caldwell Hall of record in Plat Book 2900, pages 57, 58, and 59, Register's Office for said County.

Said Lot No. 137 fronts 86.07 feet on the broken northerly margin of Wauford Drive and extends back 105 feet on the easterly line and 156.7 feet on the westerly line to a dead line in the rear, measuring 106 feet thereon.

This conveyance is subject to the following:

1) All matters appearing on the Plan of Section One (revised) Caldwell Hall of record in Plat Book 2900, pages 57, 58, and 59, Register's Office for said County.

2) Restrictions of record in Book 2929, page 117 as amended in Book 2997, page 93, Register's Office for said County.

3) Plat shows owners certificate; 40 foot minimum setback line from Wauford Drive and a 10 foot easement for public utility and drainage purposes along the rear and westerly lines of said lot and a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot.

Being the same property conveyed to Angela M. Sandoval by Warranty Deed from Stephen Randall Speck and spouse, Kimberly Joyce Speck, dated February 25, 1999, of record in Book 11375, page 778, Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as: 314 Wauford Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Angela M. Sandoval

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Angela M. Sandoval, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 3rd day of April, 2006.

Carrie Hughes
Notary Public

CARRIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

Name and Address of Property Owner:
Ryan B. Jackson
314 Wauford Drive, Nashville, TN 37211

Send Tax Statements to:
Bank of America
PO Box 35140
Louisville Ky 40202

147.05-0-065.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $214,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of April, 2006.

Jan O'Brien
Notary Public

JAN O'BRIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 3-31-07

~~RETURN TO:~~
Prepared By:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-120