Davidson County DEEDWARR
Recvd: 10/02/07 12:53 2 pgs
Fees:13.00 Taxes:529.10

20071002-0117329

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Jessica M. Brown
Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2007

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

ADAM LAFEVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

O-NSF-07-7223

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica M. Brown	NEW SOUTH FEDERAL SAVINGS BANK	
7223 Althorp Way N-4	(NAME) 210 Automation Way, MSN 49730	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35210	172-12-D-338 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN A. DODD AND CARRIE JONES DODD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA M. BROWN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT N-4 AS SHOWN ON EXHIBIT B2 AND B3 TO THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (SECTION TWO, THE TOWN CENTER HOMES) OF RECORD AS INSTRUMENT NO. 20050324-0032209, AS AMENDED BY INSTRUMENT NO. 20050815-0096405, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING A PART OF THE SAME PROPERTY SHOWN ON THE PLAN OF SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE OF RECORD AS INSTRUMENT NO. 20050322-0031182, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN A. DODD, AN UNMARRIED MAN, BY WARRANTY DEED FROM REGENT HOMES, LLC RECORDED DECEMBER 12, 2005 IN INSTRUMENT NO. 20051212-0149222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7223 Althorp Way N-4, Nashville, Tennessee 37211
(House Number) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 27th day of September, 2007.

Jonathan A. Dodd

Carrie Jones Dodd by Jonathan A. Dodd, attorney - in - fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan A. Dodd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of September, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of September, 2007, before me personally appeared Jonathan A. Dodd to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carrie Jones Dodd and who acknowledged he/she/they executed the same as the free act and deed of the said Carrie Jones Dodd.

Witness my hand and official seal, this the 27th day of September, 2007.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903