RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/07 12:44 2 pgs
Fees:13.00 Taxes:414.40
20071228-0148419

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-16-09

(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron J. Jerome	Same	
(NAME)	(NAME)	
3853 Knight Drive		Map 073-16-0-A
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		Parcel 130CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **ALTA G. HASTINGS, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AARON J. JEROME and AMY M. JEROME, husband and wife and JUDITH JEROME, a single woman, all as joint tenants with mutual rights of survivorshop,** 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:

Being Unit No. 130 as shown on the Plat of Cumberland Trace, of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Alta G. Hastings by Warranty Deed from Jack D. Gwaltney and wife, Ethelene Gwaltney, dated November 22, 1999, of record November 24, 1999 in Book 11755, Page 396, Register's Office for Davidson County, Tennessee.

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 130 Cumberland Trace, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 11th day of December, 2007.

Alta G. Hastings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee on this 11th day of December, 2007.

My Commission expires:

Notary Public

