Davidson County DEEDWARR
Recvd: 07/18/08 14:46 2 pgs
Fees:13.00 Taxes:477.30

20080718-0074031

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.
My Commission Expires MAY 22, 2010

B-RA-08-1614

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Sandra L Kirlew
Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

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
Nigel A. Kirlew	Taylor, Bean & Whitaker Mortgage Corp.	
1614 Lincoya Bay Drive	(NAME) 1417 Magnolia Avenue	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Ocala, FL 34475	109-5D-69.00CO
(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 KELLY J. GARMAN, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NIGEL A. KIRLEW AND WIFE, SANDRA L. KIRLEW, 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 NO. 1614 ON THE PLAN OF THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040628-0076712, AND SUPPLEMENTARY DECLARATIONS IN INSTRUMENT NO. 20041028-0129585, AND IN INSTRUMENT NO. 20050923-0114373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, OF PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "C" TO THE SUPPLEMENTARY DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20050923-0114373, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNITS.

BEING THE SAME PROPERTY CONVEYED TO KELLY J. GARMAN, AN UNMARRIED WOMAN BY WARRANTY DEED FROM 70 SOUTH ASSOCIATES, LLC, A TENNESSEE LIMITED LIABLITY COMPANY RECORDED DECEMBER 15, 2005 IN INSTRUMENT NO. 20051215-0150501, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NOS. 20000918-0092189; 20050923-0114373; 20021216-0154761, 20030529-0072377, 20030930-0144058, 20040628-0076712, 20041028-0129585; 20050923-0114373; 20060314-0028980; 20021204-0149456; 20000331-0032369; 20021204-0145457; 20061229-0161140; 20061229-0161141; BOOK 5406, PAGE 470; BOOK 6185, PAGE 216; BOOK 7121, PAGE 169; BOOK 7498, PAGE 726, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

KELLY J. GARMAN IS NOW MARRIED AND KNOWN AS KELLY JACKSON. HER HUSBAND, TRENT JACKSON, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HIS MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF KELLY JACKSON & TRENT JACKSON BY VIRGINIA PAPPAFOTIS, PURSUANT TO THE POWER OF ATTORNEYS EXECUTED BY THEM ON THE 8 DAY OF July 2008 OF RECORD IN INSTRUMENT NO.S 20080718-0074029 & 20080718-0074030, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )
This is improved (X) property, known as 1614 Lincoya Bay Drive, Nashville, Tennessee 37214
(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 15th day of July, 2008.

Kelly J. Garman n/k/a Kelly Jackson by Virginia Pappafotis as atty-in-fact
Kelly J. Garman n/k/a Kelly Jackson by Virginia Pappafotis as Attorney-in-Fact

Trent Jackson by Virginia Pappafotis as atty-in-fact
Trent Jackson by Virginia Pappafotis as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of July, 2008, before me personally appeared Virginia Pappafotis 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 Kelly J. Garman n/k/a Kelly Jackson and Trent Jackson and who acknowledged he/she/they executed the same as the free act and deed of the said Kelly J. Garman n/k/a Kelly Jackson and Trent Jackson.

Witness my hand and official seal, this the 15th day of July, 2008.

Laura Mitchell
Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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