Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF July, 2008.

Notary Public

My Commission Expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

(Affix Seal)

ROBINSON-H08117

THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURNED~~:
PROPERTY TITLE & ESCROW, INC.
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Julia Dee Robinson, an unmarried person	SAME AS NEW	064.09-0A-027.00
4542 S. Trace Blvd.	Owner	
Old Hickory, TN 37138		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JERRI L. JENNINGS, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **JULIA DEE ROBINSON, AN UNMARRIED PERSON** 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 4542 Southfork Condominiums, Phase One, as of record in Book 6783, page 839, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Jerri L. Jennings, an unmarried person by Deed from Christopher J. Flenner, unmarried of record in Instrument # 20030902-0126796 recorded September 2, 2003, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 4542 S. Trace Blvd., Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Davidson County DEEDWARR
Recvd: 07/25/08 10:46 1 pgs
Fees:13.00 Taxes:468.05
20080725-0076307

Witness my/our hand(s) this 16th day of July, 2008 :

_____ _____
Jerri L. Jennings

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named JERRI L. JENNINGS, AN UNMARRIED PERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 16th day of July, 2008.

Notary Public

My Commission Expires: ~~My Commission Expires:~~ Aug. 22, 2011

RHONDA M. SCHNEIDER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.