07 Reverty Title

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09051805**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00 Affiant Subscribed and sworn to before me, this 10th day of June, 2009. Notary Public My Commission Expires: 11-7-2012

Deborah K. Devine State of Tennessee Notary Public Davidson County

BILL GARRETT, Davidson County
Trans:T20090040271 DEEDWARR
Recvd: 06/17/09 10:09 2 pgs
Fees:13.00 Taxes:906.50
20090617-0056248

WARRANTY DEED

Address New Owner: Jonathan E. Becker and Celina Mendez 314 Wauford Dr Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ REGIONS BANK 2050 PARK WAY Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 14705006500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan B. Jackson and wife, Heather Jackson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan E. Becker and wife, Celina Mendez,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, 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. BEING THE SAME PROPERTY CONVEYED TO RYAN B. JACKSON, UNMARRIED BY WARRANTY DEED FROM ANGELA M. SANDOVAL, UNMARRIED, RECORDED ON THE 4TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060404-0038436, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 314 Wauford Dr Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2009.

Ryan B. Jackson

Heather Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan B. Jackson and Heather Jackson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067