THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 07/24/09 15:57 3 pgs
Fees:18.00 Taxes:795.50
20090724-0069850

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
NATHAN LEE JACKSON 1004 WELLMOOR COURT NASHVILLE, TENNESSEE 37209	SAME	114070B117.00CO

FOR AND IN 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, Anthony Folk, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Nathan Lee Jackson and wife, Stephanie Arvessa Jackson, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 106, ON THE PLAN OF SECTION FIVE, WESTCHASE OF RECORD IN INSTRUMENT # 20041215-0149127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY FOLK, A SINGLE MAN FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES BY WARRANTY DEED DATED 03-25-2005, AND RECORDED 03-30-2009 IN INSTRUMENT # 20050330-0034546, AND RE-RECORDED IN INSTRUMENT # 20050412-0040346, SAID REGISTER'S OFFICE. CHRISTINA S FOLK, SPOUSE OF ANTHONY FOLK, JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS SHE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property known as: 1004 Wellmoor Court, Nashville, Tennessee 37209.

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 I am 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 I do further covenant and bind myself, my 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. Whenever 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 17th day of JULY, 2009.

AA CS

7-17-09
ANTHONY FOLK

Christina Folk 7-17-09
CHRISTINA S FOLK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Folk and Christina S Folk, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 17th day of JULY, 2009.

NOTARY PUBLIC

My Commission Expires: 6-6-11

BRIAN K. WAITE
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me this 17th day of JULY, 2009.

NOTARY PUBLIC

My Commission Expires: My Commission Expires: May 6, 2013

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PINNACLE
Title & Escrow, LLC
2109 Buena Vista Pike Nashville, TN 37218 ~ (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, S. S. Cambridge, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

S. S. Cambridge
Notary Signature

S. S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires MAY 8, 2012