File No. 290700160

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090051206 DEEDWARR
Recvd: 07/29/09 14:49 2 pgs
Fees: 13.00 Taxes: 447.70
20090729-0071065

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011.~~ 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marla Y. Jackson	Marla Y. Jackson	Map 052130B Parcel 023.00 CO
(NAME) 2540 Sonar Street	(NAME) 2540 Sonar Street	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Hope Hurst (formerly known as Hope H. Hamblen),** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Marla Y. Jackson and husband Lowell T. Jackson,** 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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Condominium Plat, River Glen, Planned Unit Development, Phase 5, Section 1, as of record in Instrument No. 200112070135344, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hope H. Hamblen by Deed dated February 11, 2007 from Wally S. Gazda and wife, Kathleen Gazda of record in Instrument No. 20070220-0020801, Register's Office for Davidson County, Tennessee.

This property is subject to: Taxes for the year 2009 and subsequent years, a lien; Master Deed of Homeowner's Association as shown of record in Book 7566, Page 571 and amended in the following instruments: 200304250055851, 200304250055853, 200305060060411, 200305060060413, 200305080061769, 20030515066784, 200305220069839, 200307010090670, 200409150111299, 200409150111301, Register's Office for said County; Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 200412170150273, Register's Office for said County; Subject to Sewer Easements as shown of record in Deed Book 7061, Page 172; Book 9523, Page 164; Water Easement as shown of record in Book 7061, Page 196 and Book 9523, Page 168; Stormwater Detention Agreement as shown of record in Instrument No. 200108160088874; Register's Office for said County; Charter of Homeowner's Association as shown of record in Book 8069, Page 158 and Instrument No. 200204250051348, Register's Office for said County; Subject to all matters as set forth on the plat of record in Instrument No. 200112070135344 and Boundary Plat as shown of record in Plat Book 6900, Pages 650-651, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2540 Sonar Street, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and I 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 we 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. 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 hand this 23rd day of July, 2009.

Hope Hurst

Hope Hurst

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Hope Hurst, 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 at office this 23rd day of July, 2009.

Commission expires: September 17, 2011

Julia A Hirt

Notary Public



(seal)

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212