WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$410,000.00.**

Affiant

Subscribed and sworn to before me this day of July, 2009.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sheryl Lynn Rimrodt	Franklin American Mortgage Company	104-12-0-260.00
2100 18th Avenue South	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37212	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carolyn S. Ice and husband, Bruce Kyle Jackson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sheryl Lynn Rimrodt, unmarried,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25 on the plan of Lenox Place, of record in Book 161, page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Teresa J. Brewer and Carolyn S. Ice, both unmarried, by deed from Emma Neal Batson, unmarried on August 17, 1984, of record in Book 6365, page 78, Register's Office for Davidson County, Tennessee. And further conveyed to Carolyn S. Ice, unmarried by Quitclaim Deed from Teresa J. Brewer of record in Book 7128, page 607, said Register's Office. And further conveyed to Carolyn S. Ice and husband, Bruce Jackson of record in Book 7366, page 535, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 in the estimated amount of $3,105.95 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 104-12-0-260.00.
- Subject to all matters as shown on the Plan of record in Book 161, page 171, Register's Office Davidson County, Tennessee.

This is improved property known as: **2100 18th Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 21, 2009.

Bruce Kyle Jackson by Christine H. Brown, atty in fact
Bruce Kyle Jackson

Carolyn S. Ice by Christine H. Brown, atty in fact
Carolyn S. Ice

BILL GARRETT, Davidson County
Trans:T20090051705 DEEDWARR
Recvd: 07/31/09 09:42 2 pgs
Fees:13.00 Taxes:1517.00
20090731-0071598

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christie Wilson with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Carolyn S. Ice and Bruce Kyle Jackson, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names, Carolyn S. Ice and Bruce Kyle Jackson, the bargainor(s), by the said Christie Wilson as Attorney-in-Fact.

WITNESS my hand and seal, this 21 day of July, 2009.

_____ My Commission Expires: 8/13/11
NOTARY PUBLIC

