WARRANTY DEED

G-ZR-09-3141

LAURA MITCHELL NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Jansen	SunTrust Mortgage, Inc.	
3141 Barksdale Harbor Drive	(NAME) 401 Commerce Street, Ste. 6100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37219	062020A32700CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL DOTT AND CHRISTIANN DOTT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDY JANSEN AND WIFE, BRENDA JANSEN, 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 LOT 299, PLAN OF RIVER TRACE ESTATES, PHASE 2, SECTION 6, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010605-0058138, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CAIN PROPERTIES, INC. TO PAUL DOTT, UNMARRIED AS RECORDED ON THE 2ND DAY OF JULY, 2002 IN INSTRUMENT NO. 20020702-0079325 AND QUIT CLAIM DEED FROM PAUL DOTT TO PAUL DOTT AND WIFE, CHRISTIANN DOTT AS RECORDED ON THE 11TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070611-0069880, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT OF RECORD IN INSTRUMENT NO. 20010605-0058138; AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20011126-0128569, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE.

unimproved ( )
This is improved (X) property, known as 3141 Barksdale Harbor Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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

BILL GARRETT, Davidson County
Trans:T20090053553 DEEDWARR
Recvd: 08/06/09 11:07 2 pgs
Fees:13.00 Taxes:577.20
20090806-0073880

Witness my/our hand(s) this 30th day of July, 2009.

Paul Dott

Christiann Dott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Dott and Christiann Dott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

NOTARY PUBLIC AT LARGE

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903