BILL GARRETT, Davidson County
Trans:T20090054710 DEEDWARR
Recvd: 08/11/09 09:41 2 pgs
Fees:13.00 Taxes:366.30

20090811-0075455

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires January 12, 2010

G-ZR-09-3005

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
Paige Grantham	Vision Mortgage Professionals, Inc., TN	#3026
3005 Penn Meade Way (ADDRESS)	155 Legends Drive, Ste. P (NAME) (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	52-13-B-124.00 CO

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 RANDY R. JANSEN AND BRENDA L. JANSEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAIGE GRANTHAM, UNMARRIED, 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 162, RIVER GLEN, PHASE IV, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 858, 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 TO RANDY R. JANSEN AND BRENDA L. JANSEN, HUSBAND AND WIFE BY WARRANTY DEED FROM FOX RIDGE HOMES, INC., RECORDED ON THE 10TH DAY OF AUGUST, 2000 IN INSTRUMENT NO. 200008100079559, 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 BOOK 9700, PAGE 858 AND IN INSTRUMENT NO. 20030319-0036614; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6762, PAGE 208; HOA CHARTER OF RECORD IN BOOK 8069, PAGE 158 AND INSTRUMENT NO. 20020425-0051348; MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7566, PAGE 571 AS AMENDED IN BOOK 10630, PAGE 501, BOOK 11532, PAGE 610 AND INSTRUMENT NOS. 20040915-0111299 AND 20040915-0111301; EASEMENT FOR SEWER OF RECORD IN BOOK 7061, PAGE 172; EASEMENT FOR WATER MAIN OF RECORD IN BOOK 7061, PAGE 196; CONVEYANCE OF OPEN SPACE OF RECORD IN INSTRUMENT NO. 20041217-0150273, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3005 Penn Meade Way, 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.

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

Randy R. Jansen

Brenda L. Jansen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy R. Jansen and Brenda L. Jansen, 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: 9/3/12

(SEAL)



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