RECORD AND RETURN TO;

BILL GARRETT, Davidson County
Trans:T20090058292 DEEDWARR
Recvd: 08/25/09 15:09 2 pgs
Fees:13.00 Taxes:481.00
20090825-0080102

1005

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00. Carmen Coats
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2009. J Brandon Miller
Notary Public
MY COMMISSION EXPIRES: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, TN 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina Marie Luques	WELLS FARGO BANK, N.A.	05108004400
839 Argle Avenue	8480 Stagecoach Circle	
Madison, TN, 37115	Fredrick, MD 21701-4747	

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,

Andrea Jacobson, A Single Individual

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christina Marie Luques, A Single Person

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 Lots Nos. 9 and 10 of Block "D" on the Map of the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description of metes and bounds.

Said Lots Nos. 9 and 10 front together 100 feet on the east side of Argle Avenue and run back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Andrea Jacobson, A Single Individual, by deed from Terry W. Pope and wife, Hilda S. Pope of record in Instrument Number 20070625-0075391, Register's Office for Davidson County, Tennessee, dated June 21, 2007.

This conveyance is subject to (a) 2009 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

Unimproved ( )
This is improved (X) property known as 839 Argle Avenue, Madison, TN 37115

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 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 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(s) this 24th day of August, 2009

A Jacobson
Andrea Jacobson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Andrea Jacobson, single, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2009

Janet S. Davis
Notary Public

My Commission Expires: 5-8-2012

