Return to:

FOUNDATION
TITLE AND ESCROW, LLC
9045 Carothers Pkwy., Ste. 202
Franklin, TN 37067

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N16126

BILL GARRETT, Davidson County
Trans:T20090058712 DEEDWARR
Recvd: 08/27/09 09:20 2 pgs
Fees:13.00 Taxes:488.40
20090827-0080530

Property Address:
912 Hill Ridge, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David Lau and wife, Kassandra Tzou**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Emily K. Jordan and husband, Kris D. Jordan and Kerry David Jordan**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 10, Final Plat, Mt. View Subdivision, Section Two, as shown by plat of record in Instrument No. 20010523-0053206, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Classic Homes BOS, L.P., dated October 4, 2004, and recorded October 7, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 20041007-0120955.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 21 day of August, 2009.

David Lau {Seal}

Kassandra Tzou {Seal}

State of California
County of Contra Costa

On this the 21 day of August, 2009, before me, the undersigned officer, personally appeared David Lau and Kassandra Tzou, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

G. IBARRA
Commission # 1765349
Notary Public - California
Contra Costa County
My Comm. Expires Sep 30, 2011

Notary Public

My Commission expires: Sept 30, 2011

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $132,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 21 of August, 2009.

Notary Public

My Commission expires: Sept 30, 2011

Name of Owner and Property Address:

Emily K Jordan and Kris D Jordan
912 Hil Ridge Drive
Antioch TN 37013

G. IBARRA
Commission # 1765349
Notary Public - California
Contra Costa County
My Comm. Expires Sep 30, 2011

Person Or Entity Responsible For Payment Of Taxes:

New Owner

Tax Parcel ID#: 150-12-0-C-058.00CO