WARRANTY DEED

AV-09-811

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $187,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF September, 2009.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon H. Jackson	CitiMortgage, Inc.	
811 Lawrence Street (ADDRESS)	1000 Technology Drive (NAME) (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	O'Fallon, MO 63368-2240 (CITY) (STATE) (ZIP)	44-15-154.00

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 CARMEN BELLOS, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDON H. JACKSON, A SINGLE MAN, 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 263, VILLAGE OF OLD HICKORY, SECTION A, as shown on plat of record in Plat Book 1424, Page 68, 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 Carmen Bellos, a married woman by Warranty Deed from Johnnie Marie Davis and Patricia Ann Weatherford, recorded on the 8th day of September, 2003 in Instrument No. 20030908-0130878, in the Register's Office of Davidson County, Tennessee.

Pursuant to Final Decree of Divorce, filed July 10, 2009, Docket No. 08D3327, in the 4th Circuit Court of Davidson County, Tennessee, Carmen Bellows was awarded an absolute divorce from Paul Bellos, Jr., and restored all her rights and privileges as an unmarried person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 811 Lawrence Street, Old Hickory, Tennessee 37138
(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 3rd day of September, 2009.

Carmen Bellos

BILL GARRETT, Davidson County
Trans:T20090061136 DEEDWARR
Recvd: 09/04/09 13:34 2 pgs
Fees:13.00 Taxes:691.90

20090904-0083543

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 3rd day of September, 2009.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530