29-1-343

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090062190 DEEDWARR
Recvd: 09/10/09 14:06 2 pgs
Fees:13.00 Taxes:675.25
20090910-0084917

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of September, 2009 by and between **John T. Chaudoin and spouse, Legina F. Chaudoin**, hereinafter referred to as GRANTOR, and **Emma Dee Jackson, unmarried**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 632 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Plat Book 4860, Page 111, amended in Book 5051, Page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John T. Chaudoin and spouse, Legina F. Chaudoin, by Warranty Deed from Frederic W. Bard and spouse, Alice Ann Bard, dated September 4, 1998, of record in Book 11116, Page 269, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Frederic W. Bard, unmarried by deed from Vastle Medlin and wife, Wanda Jean Medlin of record in Book 7154, Page 515, Register's Office for Said County. By Quitclaim Deed of record in Book 8091, Page 358, said Register's Office, tenancy by the entirety was created in Frederic W. Brad and wife, Alice Ann Brad.

This is [X]improved [ ]unimproved property known as: **858 Beech Bend Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John T. Chaudoin

Legina F. Chaudoin

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, John T. Chaudoin and Legina F. Chaudoin, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 4th day of September, 2009.

Notary Public

My Commission Expires: 10-28-12

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Emma Dee Jackson
858 Beech Bend Drive, Nashville, TN 37221

Send Tax Statements to:
Emma Dee Jackson
~~858 Beech Bend Dr.~~
Nashville TN 37221

Map and Parcel--156.02-O-132.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $182,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 4th day of September, 2009.

Notary Public

My Commission Expires: 10-28-12

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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