(2)

WARRANTY DEED	State of Tennessee County of ~~Davidson~~ Williamson The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.** Tara Nicole James Affiant Subscribed and sworn to before me, this the 27th day of October, 2009. Notary Public My commission expires: 9/5/2012 (AFFIX SEAL)

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tara Nicole James	New Owner	**Map172-08-0-A Parcel 036.00**
405 Paulson Court		
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jason E. Jarrett, unmarried

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

Tara Nicole James, an unmarried woman

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 Lot No. 36 on the Plan of Hunters Branch, Section Two-B, a Planned Unit Development, of record in Book 6900, Pages 336 and 337, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason E. Jarrett, by Deed from J.P. Morgan Chase Bank as Trustee, of record in Instrument No. 20050103-0000410, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Jason E. Jarrett, pursuant to a Power of Attorney executed by same on the 21 day of October, 2009, of record in Instrument No. 20091029009985 4, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Record Book 6601, Page 7, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **405 Paulson Court, Antioch, Tennessee 37013**

BILL GARRETT, Davidson County
Trans:T20090073559 DEEDWARR
Recvd: 10/29/09 10:56 2 pgs
Fees:13.00 Taxes:518.00
20091029-0099855

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 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/our hand(s) this **27th** day of **October, 2009.**

Jason E. Jarrett by Lesli Michelle Jarrett Atty in Fact

Jason E. Jarrett by Lesli Michelle Jarrett, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Lesli Michelle Jarrett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Jason E. Jarrett**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jason E. Jarrett**, for the purpose therein contained, by signing the name of **Jason E. Jarrett,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2009.

Jennifer L. Johnson
Notary Public

My commission expires: 3/7/2011

