WARRANTY DEED

MELANIE HICKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRE-09-1905

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to before me, this 6th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-2-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy Brown	NEW OWNER	
1905 Warden Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		73-1-166.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we THOMAS J. JACKOBOICE JR. AND WIFE, LEANN JACKOBOICE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW BROWN AND WIFE, MELANIE BROWN, 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 3, MARTIN SUBDIVISION, TRACT MARKED "MRS. V. ROBINSON" ON THE PLAN OF VIRGINIA MANOR, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040211-0016728, 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 FROM DOUGLAS B. MARTIN AND WIFE, PATTI B. MARTIN BY WARRANTY DEED TO THOMAS J. JACKOBOICE JR. AND LEANN SEIFERT, RECORDED ON THE 2ND DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040602-0064474, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS INSTRUMENT NUMBER 20040211-0016728, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1905 Warden Drive, Nashville, Tennessee 37216

(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.

BILL GARRETT, Davidson County
Trans:T20090076737 DEEDWARR
Recvd: 11/10/09 09:32 2 pgs
Fees:13.00 Taxes:962.00

20091110-0103886

Witness my/our hand(s) this 6th day of November, 2009.

Thomas J. Jackoboice Jr.

LeAnn Jackoboice

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 6th day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903