WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Frances Purcell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2009.

Laura Mitchell
Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Purcell	New Owner	Map 142-09-E
(NAME)	(NAME)	
1355 General George Patton Road		Parcel 141.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOSHUA BRANDON JEANS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCES PURCELL*** 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:

* an unmarried woman

A certain condominium located in Davidson County, Tennessee, being Unit No. 1355, together with the carport designated No. 1355-C of Section Seven, Phase One, River Plantation, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-0101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation (Section Seven) of record in Book 6226, page 9, in the Register' S Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Joshua B. Jeans and Elliot D. Jeans, husband and wife by deed from Cynthia King, now known as Cynthia King Evans, of record in Instrument 200312150179231, Register's Office for Davidson County, Tennessee, dated December 8, 2003. Anna Elliott Jeans conveyed her interest in said property to Joshua Brandon Jeans by Quitclaim Deed of record in Instrument 200506270073362, Register's Office for Davidson County, Tennessee. Elliot D. Jeans is the same person as Anna Elliott Jeans.

Jennifer Jeans, spouse of Joshua Brandon Jeans is executing this deed to convey any interest she may have in said property, but not otherwise.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 5200, pages 705 and 706, said Register's Office; (c) Master Deed and Bylaws of record in Book 6226, page 9, Book 6392, page 321 and Book 6226, page 18, said Register's Office; and (d) easements of record in Book 2274, page 547 and Book 3770, page 6, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090081488 DEEDWARR
Recvd: 12/02/09 14:31 2 pgs
Fees:13.00 Taxes:543.90
20091202-0110386

unimproved ☐

This is improved ☒ property, known as 1355 General George Patton Road, Nashville, Tennessee 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 19th day of November, 2009.

Joshua Brandon Jeans

Jennifer Jeans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2009.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212