BILL GARRETT, Davidson County
Trans:T20090082727 DEEDWARR
Recvd: 12/07/09 15:18 2 pgs
Fees:13.00 Taxes:358.90
20091207-0112007

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2391

Property Address: 5600 Country Drive Apt. 305, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Taryn L. Jeffreys and Caleb D. Jeffreys** wife and husband, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Rudy A. Skonord and Janice C. Skonord, husband and wife** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **, County of Davidson**, State of Tennessee, to-wit:

Exhibit A
A certain condominium Apartment in Davidson County, Tennessee, being Townhouse No. 305 on the Plan of Hickory Valley Condominiums, a Horizontal Property Regime in Nashville, Tennessee, as shown on the 4th Revised Site Plan of Hickory Valley Condominiums, Phase 3, of record in Book 5200 Page 131, 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 Taryn L. Jeffreys and husband, Caleb D. Jeffreys, by Deed dated 12/27/2005 of record in Instrument #20051228-0154707, Register's Office for Davidson County, TN.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [**X**] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 2nd day of December, 2009.

Taryn L. Jeffreys {Seal}

Caleb D. Jeffreys {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 2nd day of December, 2009, before me the undersigned officer, personally appeared Taryn L. Jeffreys and Caleb D. Jeffreys, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 1-23-2011

SPENCER R. TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantors' Name, ~~Address, Phone:~~
Taryn L. Jeffreys and Caleb D. Jeffreys

new owner

Grantees' Name, Address, ~~Phone:~~
Rudy A. Skonord and Janice C. Skonord
5600 Country Dr #305
Nashville, TN 37211
Map and Parcel
162-09-B 56.00 CO

SEND TAX STATEMENTS TO THE GRANTEE.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $97,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner

Notary

expires 11/22/10

OLD REPUBLIC
National Title Insurance Company