WARRANTY DEED

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

G-VRE-09-4014

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 11th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(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
Julie A. Jones	First Tennessee Bank, N.A.	
4014 Ivy Drive	(NAME) 1 Mortgage Way	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Mt. Laurel, NJ 08054	73-1-207.00
(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, we CINDY M. SHAW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIE A. JONES, UNMARRIED, 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 37, MOSS ROSE HEIGHTS, SECTIONS THREE AND FOUR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 103, 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 TO CINDY M. SHAW BY WARRANTY DEED FROM CHAMPION BUILDERS, LLC, RECORDED ON THE 18TH DAY OF SEPTEMBER, 2008 IN INSTRUMENT NO. 20080918-0095389, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 1835, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4014 Ivy 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:T20090085275 DEEDWARR
Recvd: 12/18/09 10:31 2 pgs
Fees:13.00 Taxes:962.00
20091218-0115234

Witness my/our hand(s) this 11th day of December, 2009.

Cindy M. Shaw

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy M. Shaw, 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 11th day of December, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



My Commission Expires MAY 22, 2010

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