BILL GARRETT, Davidson County
Trans:T20100012158 DEEDWARR
Recvd: 03/02/10 09:50 3 pgs
Fees:18.00 Taxes:780.70
20100302-0015684

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
639781 5969-000216
Joyce Martin

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		171-03-0-0-B-128.00
(NAME) Diane K. Jackson	(NAME) New Owner	
(STREET ADDRESS OR ROUTE NUMBER) 641 Old Hickory Blvd. #310	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Pamela K. Cadigan and Joseph J. Cadigan, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Diane K. Jackson the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 211,000.00

Affiant _____

Subscribed and sworn to before me this the 26th day of February 2010

Notary Public _____

My commission expires: 05-06-13
(Affix Seal)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 641 Old Hickory Boulevard, #310, Brentwood, TN 37027
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 8th day of February, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pamela K. Cadigan

Pamela K. Cadigan

Joseph J. Cadigan

STATE OF
COUNTY OF

Personally appeared before me, Anne Marie McBrearity, a Notary Public in and for said County and State, Pamela K. Cadigan, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2010

Anne Marie McBrearity

Notary Public
My Commission Expires:

(This area for official notarial seal)

Anne Marie McBrearity
Notary Public
DeKalb County, Georgia
My Commission Expires February 17, 2013

ANNE M. McBREARITY NOTARY PUBLIC DEKALB COUNTY, GEORGIA

STATE OF
COUNTY OF

Personally appeared before me, Anne Marie McBrearity, a Notary Public in and for said County and State, Joseph J. Cadigan, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2010.

Anne Marie McBrearity

Notary Public
My Commission Expires:

(This area for official notarial seal)

Anne Marie McBrearity
Notary Public
DeKalb County, Georgia
My Commission Expires February 17, 2013

ANNE M. McBREARITY NOTARY PUBLIC DEKALB COUNTY, GEORGIA

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: P10-3946-BW

Commitment No.: P10-3946/536826

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 44, also being referred to as Unit 310, on the Plan of Revision One, A Horizontal Property Regime (Private Element), Phase One, Section Three, Townhomes of Fredericksburg of record in Plat Book 9700, Page 534, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Joseph J. Cadigan and wife, Pamela K. Cadigan by deed from Loy S. Hayes and wife, Margie L. Hayes, of record in Instrument No. 20030314-0034608, Register's Office for Davidson County, Tennessee dated March 13, 2003.

JAN-25-2010 11:05 BANKERS TITLE & ESCROW P.009